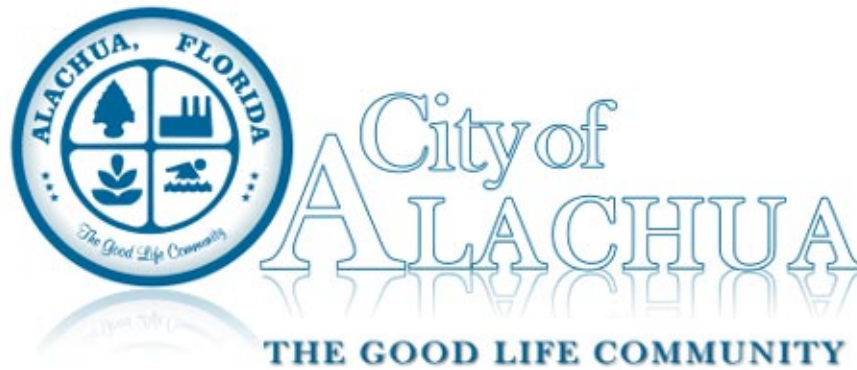




Planning and Zoning Board Agenda August 14, 2018

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member Fred Hilton

Member Virginia Johns

School Board Member Rob Hyatt

Planning and Zoning Board At 6:00 PM

Meeting Date: August 14, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
--

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the July 10, 2018 PZB Meeting
- B. Turkey Creek Unit 1, Lot 71 Final Plat: A request by Richard A. Berry, P.S.M., of CHW, Inc.,

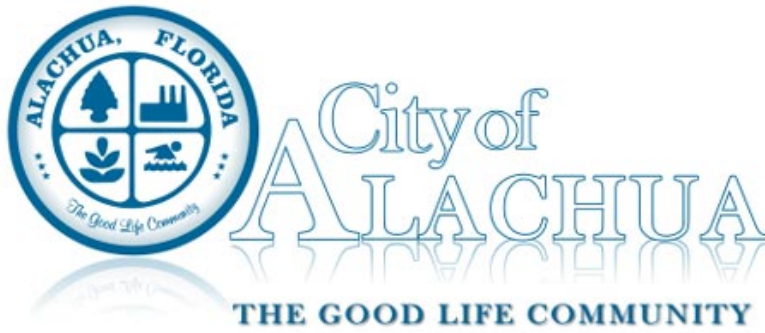
applicant and agent for Elwood Construction Company Inc., property owner, for consideration of the replat of a ±.49 acre subject property located in the Turkey Creek Unit 1 subdivision. Tax Parcel No. 05900-005-071 (Quasi-Judicial Hearing)

- C. Site Plan - Ellianos Coffee Co.: A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc., applicant and agent for Circle K Stores, Inc., property owner, for consideration of a Site Plan to construct a ±681 square foot drive through restaurant, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±1.03 acre subject property, located at the southeast corner of the intersection of NW US Highway 441 and County Road 235A; Tax Parcel Number 03051-004-000 (Quasi-Judicial Hearing).
- D. Site Plan - Legacy Park Phase 2A: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the City of Alachua, property owner, for consideration of a Site Plan for the construction of an amphitheater with stage and canopy structure, two (2) multipurpose fields, concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements on a ±105.68 acre subject property, consisting of a ±17.83 acre project area, located at 15400 Peggy Road; Tax Parcel Number 03870-000-000 (Quasi-Judicial Hearing).
- E. Small Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED AP of eda, inc., applicant and agent, for the Alachua County Housing Authority, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Medium Density Residential on a ±5.00 acre subject property. Consisting of Tax Parcel Number 03204-001-000 (Legislative Hearing)
- F. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, of eda, inc., applicant and agent for Alachua County Housing Authority, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) to Residential Multiple Family - 8 (RMF-8) on a ±5.00 acre portion of the subject property and from Residential Single Family -3 (RSF-3) on a ±15.47 acre portion of the subject property, which is ±20.47 acres in total size. Consisting of Parcel Numbers 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between and Parcel No. 03204-001-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 8/14/2018

SUBJECT: Approval of the Minutes of the July 10, 2018 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the minutes of the July 10, 2018 Planning & Zoning (PZB) Meeting

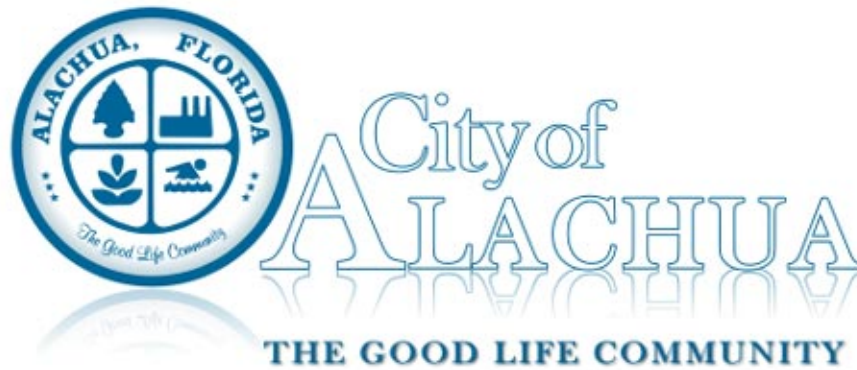
Summary

Approve the minutes of the July 10, 2018 Planning & Zoning (PZB) Meeting

ATTACHMENTS:

Description

- ☐ Minutes of the July 10, 2018 PZB Meeting



Planning and Zoning Board Minutes July 10, 2018

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member Fred Hilton

Member Virginia Johns

School Board Member Rob Hyatt

**Planning and Zoning Board
At 6:00 PM**
to address the item(s) below.

Meeting Date: July 10, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
--

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Vice Chair Anthony Wright called the meeting to order. Chair Gary Thomas, Member Fred Hilton, and School Board Member Rob Hyatt were absent.

INVOCATION

Vice Chair Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda as amended; seconded by Member Sandy Burgess.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the June 12, 2018 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Burgess.

Passed by unanimous consent.

- B. Large Scale Comprehensive Plan Amendment: A request by Ryan Thompson, AICP of CHW, Inc., applicant and agent, for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ±76.44 acre portion of the subject property (± 237.58 acre in total size). Consisting of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000 (Legislative Hearing)

Department Director Kathy Winburn introduced the item.

Planner Adam Hall, AICP, presented the Staff Report.

Ryan Thompson, AICP, of CHW presented additional information and availed himself for any questions.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Burgess.

Vice Chair Wright opened the floor for comments.

Gerard Murphy inquired about the water pressure on the property and about the purpose of this application.

City Attorney Marian Rush responded.

Motion Passed 3-0 in a roll call vote.

- C. Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Planned Unit Development ("PUD") to Planned Development – Residential (PD-R) on a ±45.14 acre subject property. Consisting of Portions of Parcel Numbers 03980-002-001 and 03905-002-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

Planner Hall, AICP, presented the Staff Report.

Ryan Thompson, AICP, of CHW presented additional information and availed himself for any questions. He agreed to accept Staff's recommendation and conditions.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulation and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions provided in Exhibit "A," that was substituted and located on pages 34-39 of the July 10, 2018 Staff Report; seconded by Member Burgess.

Vice Chair Wright opened the floor for comments.

Member Burgess inquired about the compatibility of the lots adjacent to Phase I.

Planner Hall, AICP, responded to the question.

Motion Passed 3-0 in a roll call vote.

- D. Site Plan - San Felasco Tech City: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Tom R. & Associates, LLC, property owner, for consideration of a Site Plan to construct two (2) ±30,100 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements, on a ±55.36 acre subject property, consisting of a ±13.23 acre project area, located in the 12000 block of NW US Highway 441; Tax Parcel Number 05962-002-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony in the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Sergio Reyes P.E., of EDA Engineers - Surveyors - Planners, Inc., presented additional information and availed himself for questions. He agreed to accept Staff's recommendation and conditions.

Member Burgess moved that based upon the competent substantial evidence presented at

this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the (7) conditions provided in Exhibit "A" and Located on page 21 of the July 10, 2018 Staff Report to the Planning & Zoning Board. and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Vice Chair Wright opened the floor for comments.

Hugh Calderwood asked who would be the electrical service provider.

Sergio Reyes, P.E., responded to the question.

Motion Passed 3-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be August 14, 2018 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Burgess moved to adjourn: seconded by Member Johns.

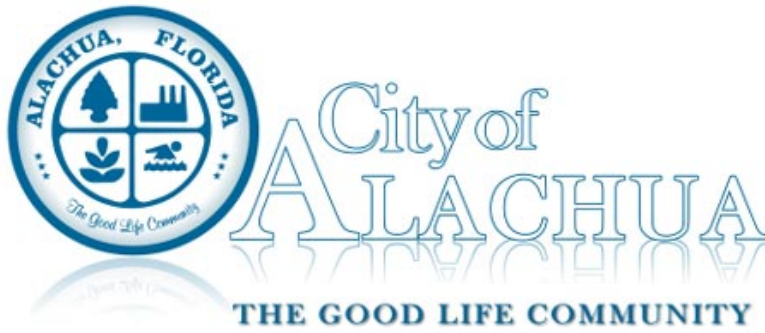
Pass by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 8/14/2018

SUBJECT: Turkey Creek Unit 1, Lot 71 Final Plat: A request by Richard A. Berry, P.S.M., of CHW, Inc., applicant and agent for Elwood Construction Company Inc., property owner, for consideration of the replat of a ±.49 acre subject property located in the Turkey Creek Unit 1 subdivision. Tax Parcel No. 05900-005-071 (Quasi-Judicial Hearing)

PREPARED BY: Adam Hall, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the final plat to the City Commission with a recommendation to approve by making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.

Summary

This application is a request by Richard A Berry, P.S.M., of CHW, Inc., applicant and agent for Elwood Construction Company, Inc., property owner, for the approval of a final plat to revise a single lot within an existing subdivision (replat).

The subject property currently has one partially constructed single family residential structure. The subject property is located at 11094 Palmetto Boulevard, north of Turkey Creek Unit 5 and east of White Oaks.

The proposed replat would not create any additional lots; it is intended to modify the building setbacks as the existing residence is encroaching on the setbacks as created by the approved subdivision plat. The proposed setbacks conform to current dimensional standards set forth in the City of Alachua Land Development Regulations. The City did not initiate or require the initiation of this application.

The current platted building setbacks for this property are as follows: front, 40 feet; sides, 10 feet; rear, 25 feet. The new proposed building setbacks are: front, 32 feet; sides, 10 feet; rear, 33 feet. While the front building setback will decrease by 8 feet, the rear setback will increase by 8'. The size of the building envelope will not change as a result of this replat.

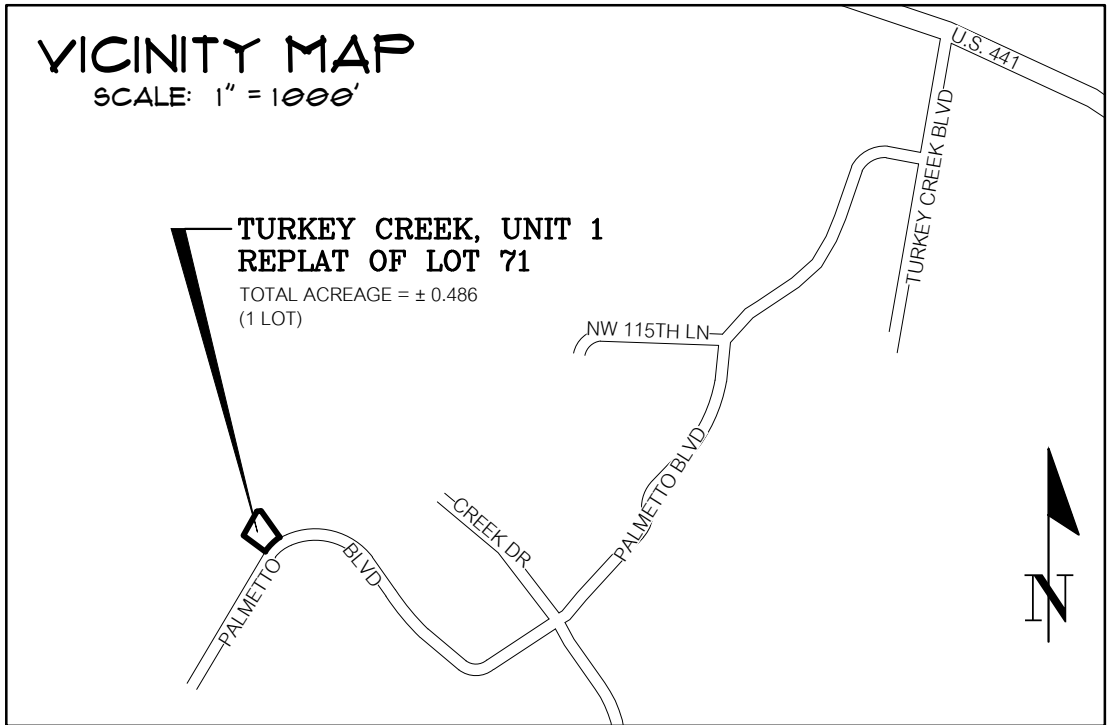
In addition to the encroachment on the required setbacks created by the Plat, the setbacks are also created by the PUD ordinance governing the Turkey Creek development (Ordinance No. O-03-09). On June 12, 2018, the LDR Administrator approved a Minor Deviation request from the approved PUD ordinance based on the following findings:

1. The proposed change has no material effect on the character of the Turkey Creek PUD.
 2. The structure under construction is a single-family detached residential dwelling similar in use, size, and form as other buildings in the immediate vicinity.
 3. The detached single-family dwelling is setback 32' from front property line, which is compatible with the contextual setbacks of the immediate vicinity.
-

ATTACHMENTS:

Description

- ▢ Turkey Creek Unit 1, Lot 71 Replat
- ▢ Staff Report
- ▢ Exhibit A- Staff Supporting Materials
- ▢ Application and Supporting Materials
- ▢ Public Notice Materials for 08/14/18 PZB Hearing



TURKEY CREEK, UNIT NO. 1 - REPLAT OF LOT 71

OF TURKEY CREEK, UNIT 1, A PLANNED UNIT DEVELOPMENT,
BEING A PART OF THE FERNANDEZ GRANT
AND SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF ONE

DESCRIPTION:

LOT 71, TURKEY CREEK UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGES 2 AND 3, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 35°23'00" EAST FOR THE NORTH LINE OF LOT 71, SAID BEARING BEING IDENTICAL WITH THE PLAT OF RECORD.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000.
- THE PURPOSE OF THIS REPLAT IS TO CHANGE THE BUILDING SETBACK LIMITS FOR LOT 71, AS SHOWN ON THE PLAT OF TURKEY CREEK UNIT NO. 1.
- MONUMENTATION SHOWN HEREON IS BASED ON A PREVIOUS BOUNDARY SURVEY BY DAVID D. PARRISH LAND SURVEYING, INC., (PLS 4789), DATED 04-20-2018.
- BUILDING SETBACK REQUIREMENTS (MINIMUM) UNLESS OTHERWISE SHOWN:

PRIMARY BUILDING:

FRONT	32'
SIDE	10'
REAR	33'

- LOT 71 IS SUBJECT TO COVENANTS AND RESTRICTIONS, AS ESTABLISHED BY TURKEY CREEK MASTER OWNERS ASSOCIATION, INC. (TOMOA) "RULES AND REGULATIONS".
- DRAINAGE EASEMENTS AS SHOWN HEREON ARE CONVEYED TO TURKEY CREEK MASTER OWNERS ASSOCIATION, INC. AND ARE IDENTIFIED FOR MAINTENANCE IN THE TOMOA "RULES AND REGULATIONS".

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 135 OF 640, COMMUNITY PANEL NO. "120664 0135D, EFFECTIVE DATE: JUNE 16, 2006.

LEGEND:

- ⊗ = PRM - 5/8" IRON ROD (NO IDENTIFICATION)
- = PRM - 4"x4" CONCRETE MONUMENT (MARKED PRM 2549)
- B.S.L. = BUILDING SETBACK LINES
- D.E. = DRAINAGE EASEMENT
- S.F. = SQUARE FOOT
- PRM = PERMANENT REFERENCE MONUMENT
- PG. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	105.90'	325.00'	18°40'12"	53.42'	105.43'	S 45°16'54" W

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



OWNER'S CERTIFICATION AND DEDICATION

ELWOOD CONSTRUCTION COMPANY, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "TURKEY CREEK, UNIT NO. 1 - REPLAT OF LOT 71".

WITNESS: KEN ELWOOD
ELWOOD CONSTRUCTION COMPANY, INC.
2727 NW 43RD STREET
GAINESVILLE, FLORIDA 32606

MORTGAGEE'S APPROVAL

FIRST FEDERAL BANK OF FLORIDA, HOLDER OF THAT CERTAIN CONSTRUCTION MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4569, PAGE 511, AS INSTRUMENT NO. 3100549 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: MORTGAGEE: FIRST FEDERAL BANK OF FLORIDA
BY:
WITNESS:
TITLE:

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, A.D. 2018

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: ____

COMMISSION NO. ____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON APPROVED BY (PROFESSIONAL SURVEYOR AND MAPPER)

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON ____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER

FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON

AND APPROVED BY:

COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS ____ DAY OF ____, A.D. 2018

CLERK OF THE COURT

BY

DATE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "TURKEY CREEK, UNIT NO. 1 - REPLAT OF LOT 71"; WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

DATE

RICHARD A. BERRY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER
CAUSSEUX, HEWETT, & WALPOLE, INC.
LICENSED BUSINESS NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

7045



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

August 14, 2018

SUBJECT:	A request for consideration of a final plat of Lot 71 of Turkey Creek Unit 1, as recorded in Plat Book J, Page 2 , which proposes the replat of a single lot within an existing subdivision (minor subdivision review)
APPLICANT/AGENT:	Richard A Berry, P.S.M of CHW, Inc.
PROPERTY OWNER:	Elwood Construction Company, Inc.
PARCEL ID NUMBER:	05900-005-071
FLUM DESIGNATION:	Medium Density Residential
ZONING:	PUD
OVERLAY:	NA
ACREAGE:	± .49
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the final plat to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY & BACKGROUND

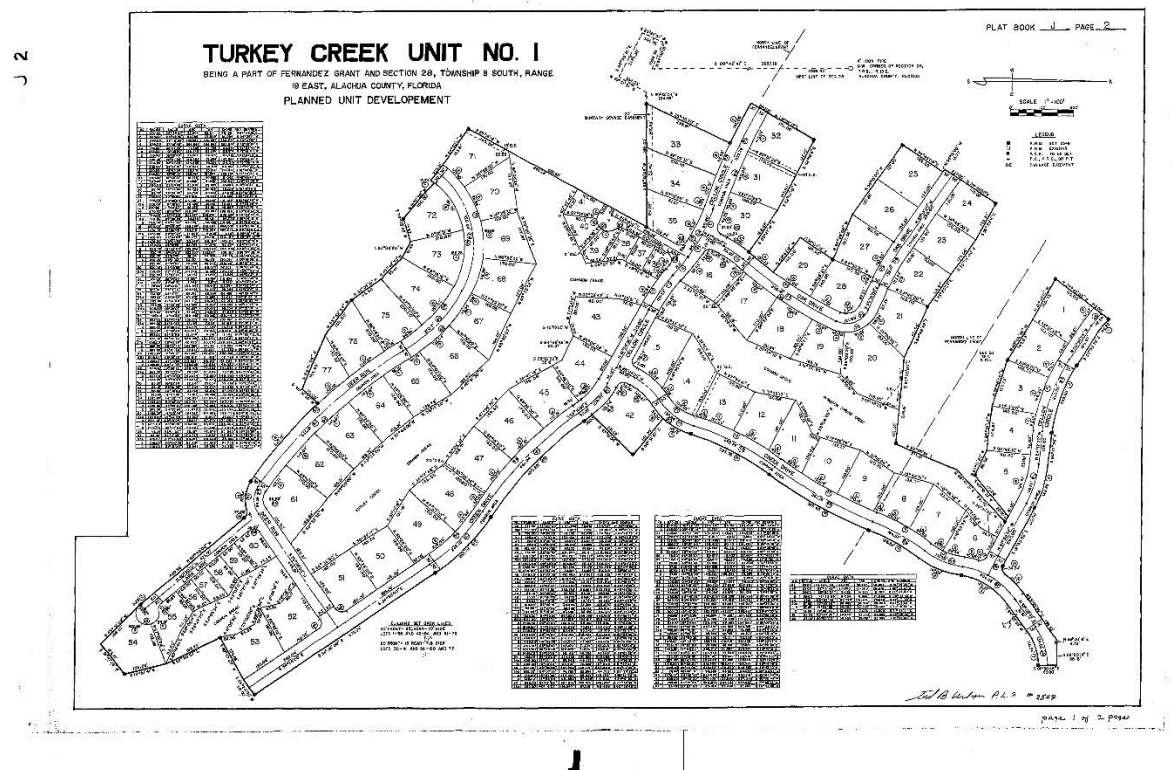
This application is a request by Richard A Berry, P.S.M., of CHW, Inc., applicant and agent for Elwood Construction Company, Inc., property owner, for the approval of a final plat to revise a single lot within an existing subdivision (replat).

The subject property currently has one partially constructed single family residential structure. The subject property is located at 11094 Palmetto Boulevard, north of Turkey Creek Unit 5 and east of White Oaks.

The proposed replat would not create any additional lots; it is intended to modify the building setbacks as the existing residence is encroaching on the setbacks as created by the approved subdivision plat. The proposed setbacks conform to current dimensional standards set forth in the City of Alachua Land Development Regulations. The City did not initiate or require the initiation of this application.

The current platted building setbacks for this property are as follows: front, 40 feet; sides, 10 feet; rear, 25 feet. The proposed building setbacks are: front, 32 feet; sides, 10 feet; rear, 33 feet. While the front building setback will decrease by 8 feet, the rear setback will increase by 8'. The size of the building envelope will not change as a result of this replat.

Section 2.4.10 (F)(1)(b) indicates that a minor subdivision shall constitute "revisions of single lots within an existing platted subdivision. Section 2.4.10(F) (2) & (3) of the City's Land Development Regulations (LDRs) establishes the procedures and requirements for a plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.



In addition to the encroachment on the required setbacks created by the Plat, the setbacks are also created by the PUD ordinance governing the Turkey Creek development (Ordinance No. o-03-09). On June 12, 2018, the LDR Administrator approved a Minor Deviation request from the approved PUD ordinance based on the following findings:

1. The proposed change has no material effect on the character of the Turkey Creek PUD.
2. The structure under construction is a single-family detached residential dwelling similar in use, size, and form as other buildings in the immediate vicinity.
3. The detached single-family dwelling is setback 32' from front building line, which is compatible with the contextual setbacks of the immediate vicinity.

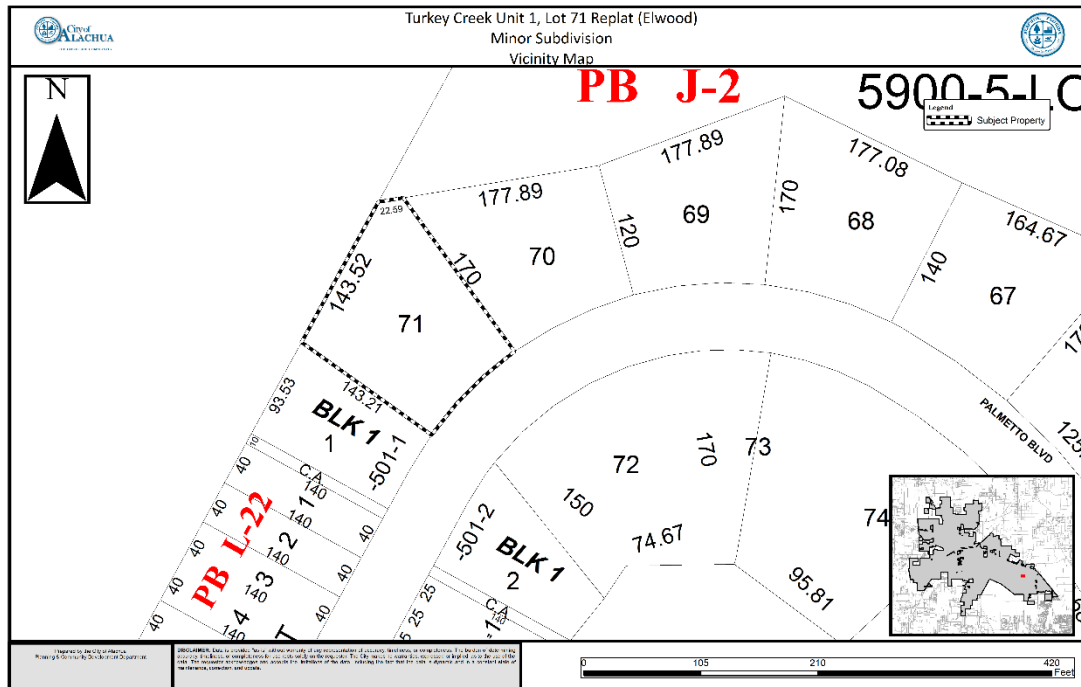
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

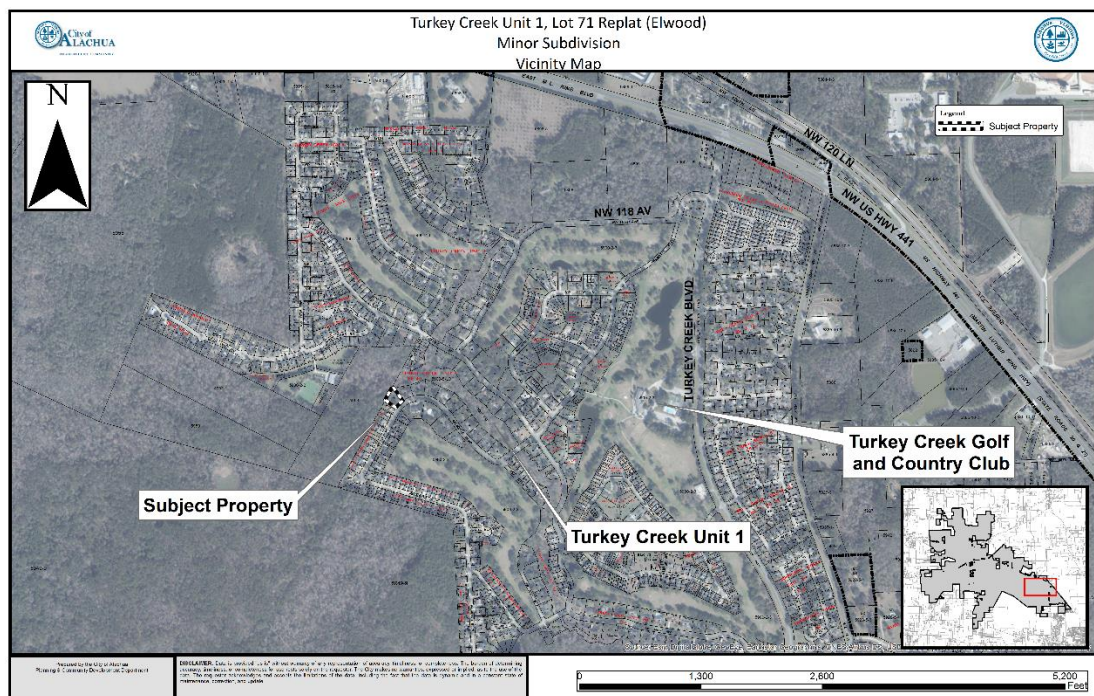
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential	Medium Density Residential	PUD
South	Single Family Residential	Medium Density Residential	PUD
East	Single Family Residential	Medium Density Residential	PUD
West	Vacant	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)

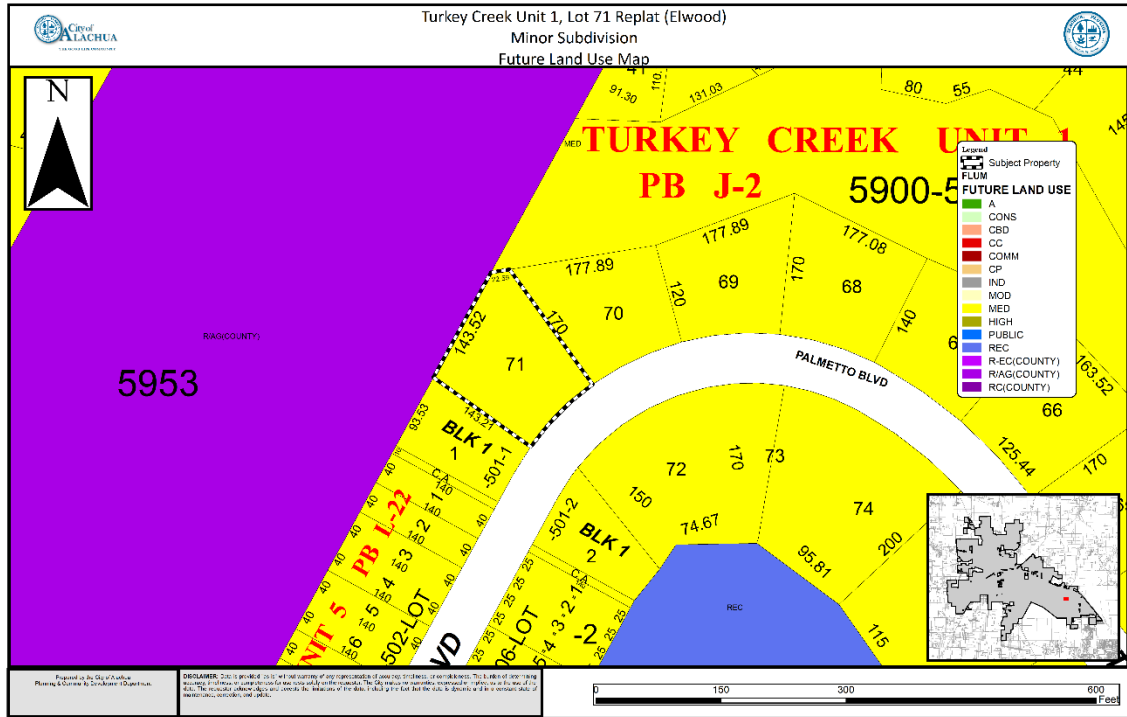
Map 1. Vicinity Map (1)



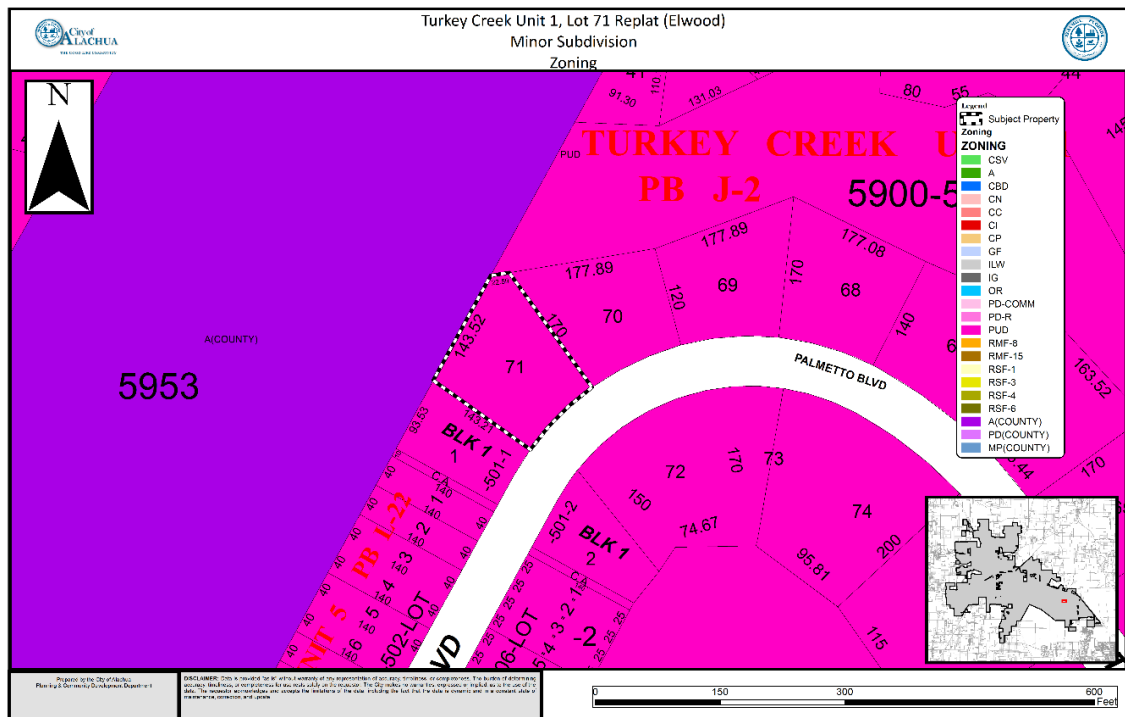
Map 2. Vicinity Map (2)



Map 3. Future Land Use Map



Map 4. Zoning Map



NEIGHBORHOOD MEETING

According to Section 2.2.4 (C) of the LDRs, a neighborhood meeting for a minor subdivision final plat is optional. No neighborhood meeting was held regarding this application.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with, Objective 1.2, and Policy 1.2.b: The subject property has a Medium Density Residential FLUM Designation, which permits a maximum density of eight (8) dwelling unit per acre. This replat will not change the existing, conforming density of the subject property.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Analysis of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided separately in this report. The proposed replat complies with the environmental protections laid out in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.2: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Analysis of Consistency with Objective 5.2: The subject property is located within water and wastewater service areas. The subject property is already connected to the City's potable water and wastewater system. No additional demand upon the potable water or wastewater system will be created as a result of this replat. A public facilities impact analysis has been provided in this report and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for all other public facilities.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of new transportation impacts has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for transportation facilities.

Housing Element

GOAL 1: To facilitate the provision of safe ,sanitary, health and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

Analysis of Consistency with Goal 1: This project would facilitate the preservation of an existing housing opportunity.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and

manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support the maintenance of a housing opportunity within the City, supporting Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Objective 1.10:Wetlands: The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10: There are no seasonally or permanently flooded wetlands located on the property according to the latest data from the National Wetlands Inventory and Suwannee River Water Management District.

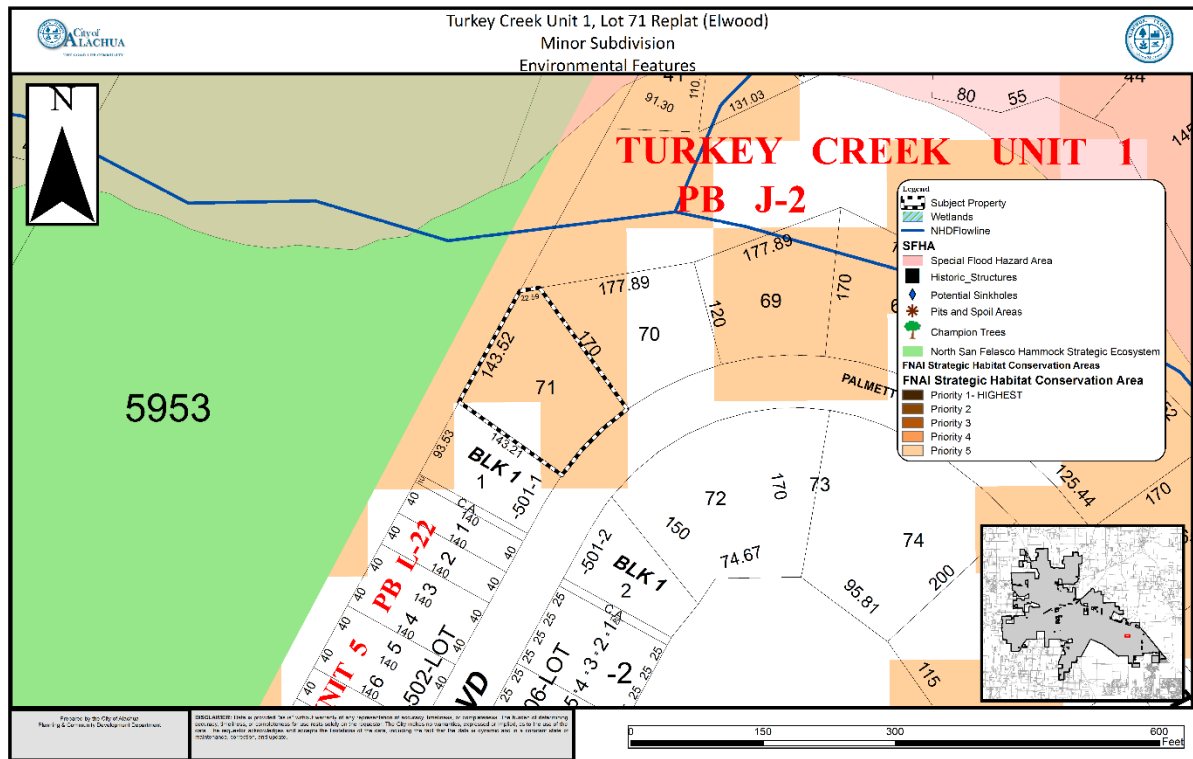
Policy 2.1.a:The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

ENVIRONMENTAL CONDITIONS & SITE SUIABILITY ANALYSIS

Map 5. Environmental Features



Wetlands

According to best available data from the Suwannee River Water Management District, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property contains lands identified as "Priority 5" in the PNA data layer. The property was developed in 1983 when a single family residence was constructed on it. While Priority 5 of the FNAI PNA data layer indicates that the property may feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

Lochloosa Fine Sand (2% - 5% slopes)

Hydrologic Group: C

This soil is somewhat poorly drained with slow surface runoff and rapid permeability.

This soil has slight limitations for dwellings, small commercial buildings, local roads.

Arredondo Fine Sand (0% - 5% slopes)

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil has slight limitations for dwellings, small commercial buildings, local roads, and septic tanks.

Evaluation: There are no significant limitations for dwellings, therefore there are no issues related to the soils located on the subject property.

Flood Potential

Panel 0145D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain). See Map 5 above.

Evaluation: The subject property contains areas classified as Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: Best available data indicates that there are no features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(F)(3) of the City's Land Development Regulations (LDRs) establishes the standards with which all minor subdivisions must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

2.4.10(F)(3) Minor subdivision standards. A minor subdivision shall be approved on a finding that the application complies the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

PUBLIC FACILITIES IMPACT

Section 2.4.14 (C) of the City of Alachua Land Development Regulations outline eleven (11) types of development that are exempt from the requirements of concurrency compliance. 2.4.14 (C) (1) & (3) exempt developments that are vested or have no or de minimis impact on public facilities. The proposed replat would not result in any new lots and therefore would not have any new impacts on any public facilities. ***The impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.***

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
7 (4127)	US Highway 441 (from MPO Boundary to CR 25A)	4D	Principle Arterial	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation

Land Use ¹	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Single-Family Detached Housing (ITE Code 210)	10 (5/5)	1 (0/1)	1 (1/0)

¹ Source: ITE Trip Generation, 9th Edition.

² Formulas: AADT – 9.52 trips per dwelling x 1 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 1 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 1 dwellings (64% entering/36% exiting.)

Table 4. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US Highway 441 (from MPO Boundary to CR 25A)
Average Annual Daily Trips	
Maximum Service Volume ²	43,000
Existing Traffic ³	21,000
Reserved Trips ⁴	5
Available Capacity ⁴	21,995
Increase in Daily Trips Generated by Development ⁵	10
Residual Capacity Post-Approval⁶	21,985
Traffic System Category	US Highway 441 (from MPO Boundary to CR 25A) ¹
PM Peak Trips	
Maximum Service Volume ²	3,870
Existing Traffic ³	1,890
Reserved Trips ⁴	1
Available Capacity ⁴	1,889
Increase in PM Peak Hour Trips Generated by Development ⁵	1
Residual Capacity Post-Approval⁶	1,888

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua July 2018 Development Monitoring Report.
⁵ The application is for a Final Development Order, however, the proposed application is exempt from concurrency compliance regulations.

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of the roadway segments identified above; therefore, the increase in potential trip generation is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ²	36,867
Available Capacity	1,027,133
Potential Demand Generated by Development ³	275
Residual Capacity	1,026,858
Percentage of Permitted Design Capacity Utilized	55.35%
<i>Sources:</i> <i>* City of Alachua July 2018 Development Monitoring Report</i> <i>** 275 gallons per dwelling unit</i>	

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of potable water facilities; therefore, the increase in potential demand is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ²	32,839
Available Capacity	780,161
Potential Demand Generated by Development ³	250
Residual Capacity	779,911
Percentage of Permitted Design Capacity Utilized	48.00%
<i>Sources:</i> <i>* City of Alachua July 2018 Development Monitoring Report</i> <i>** 250 gallons per dwelling unit</i>	

Evaluation: The developed lot within the existing subdivision is served by existing connections to the City's wastewater system. It will not impact the capacity of the City's sanitary sewer system.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	39,152	7,145.24
Reserved Capacity ²	4,633.55	845.62
Potential Demand Generated by Development ³	9.50	1.73
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2014; Policy 2.1.a, CFNGAR Element (Formula: 9,479 persons x 0.73 tons per person per year.)		
2 City of Alachua July 2018 Development Monitoring Report.		
3 Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 1dwelling x 2.37 persons per dwelling x 0.73 tons per person per year.		
4 New River Solid Waste Facility. April 2018.		

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the increase in potential demand is acceptable.

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	.01
Residual Recreational Capacity After Impacts	66.87
Sources: ¹ City of Alachua May 2018 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2015; Policy 1.2.b, Recreation Element (Formula: 9,788 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 1 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.00 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.15 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	29.14%
¹ Source: City of Alachua May 2018 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.52 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of recreational facilities; therefore, the increase in potential demand is acceptable.

Public School Facilities Impacts

Accord to Policy 2.4.b of the Public School Facilities Element of the City of Alachua Comprehensive Plan, single family lots of record that received final subdivision approval prior to the adoption of the Public School Facilities Element are exempt from the school concurrency requirements.

EXHIBIT "A"
TO
ELWOOD CONSTRUCTION COMPANY, INC.
MINOR SUBDIVISION FINAL PLAT APPLICATION
TURKEY CREEK UNIT 1, LOT 71
STAFF REPORT

**SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD**

July 30, 2018

Mr. Adam Hall, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

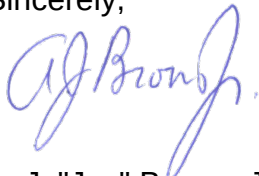
Re: Turkey Creek - Unit 1 Lot 71 Replat - Survey Review

Dear Mr. Hall:

As you requested, we have reviewed the updated Record Plat drawing prepared by CHW and dated 7-24-18 to determine if our 7-19-18 review comments were adequately addressed. We find the updated plat has addressed all of our comments and we have no further comments.

If we can provide any other services related to this project please let me know.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 26, 2018

Also sent by electronic mail to rickb@chw-inc.com

Mr Richard A Berry, P.S.M.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing Scheduled for Replat of Turkey Creek Unit 1, Lot 71 (Elwood Construction Company, Inc.) – Final Plat Application

Dear Mr. Berry:

On July 24, 2018 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that the applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **August 14, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday July 31, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 19, 2018

Also sent by electronic mail to rickb@chw-inc.com

Mr Richard A Berry, P.S.M.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

**RE: Development Review Team Comments for Replat of Turkey Creek Unit 1, Lot 71
(Elwood Construction Company, Inc.) – Final Plat Application**

Dear Mr. Berry:

On July 17, 2018, the City of Alachua received your revised application for a Minor Subdivision, which proposes to replat a ± 4.9 acre subject property (Parcel No. 05900-005-071) to modify the front setback from 40' to 32' and the rear setback from 25' to 33'.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Monday, August 6, 2018. A digital version of the complete revised application may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. As previously noted, Staff has determined that additional outside technical review was required. These comments have been included with this letter.

Please address the following insufficiencies:

1. Outstanding Completeness Review Comments

Completeness Review Comment Number 3. Environmental Resource Permit or letter of exemption. Provided ERP number does not appear to include the submitted application (Replat of Turkey Creek Unit 1, Lot 71). Please provide a Letter of Exemption from the Suwannee River Water Management District.

Submitted letter does not appear to cover area that Lot 71 of Unit 1 is located in. Provided letter is dated March 23, 2004, and it is possible that the Suwannee River Water Management District regulatory scheme has changed since they have recently reviewed plats submitted to them for compliance or exemption from their regulations. The applicant must provide an updated letter indicating that the Water Management District does not review replatting of existing lots, a letter of exemption, or evidence that a permit has been applied for. I have attached a letter previously accepted by the City for a replat of an existing lot.

2. Fire Marshal/Public Services/Outside Engineering Review Comments

The applicant must address comments provided by Jay Brown, PE of JBrown Professional Group in a letter received by the City on July 19, 2018 and attached to this letter.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 19, 2016

Paul Elkins

6207 NW 164th Street
Alachua, FL 32615

Subject: Environmental Resource Permit (ERP) Exemption, ERP-001-228236-1, Replat of Lot 18 of Pilot Forest, Alachua County

Dear Mr. Elkins:

The above referenced proposed project does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before August 19, 2016. It has been determined that the proposed activity, which consists of the adjustment of a property setback line on a single-family residence lot, follows Chapter 62-330.051(13)(b)(2), Florida Administrative Code (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.051, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;

DON QUINCEY, Chairman
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

VACANT
At Large

NOAH VALENSTEIN
Executive Director

- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

If you have any questions, please contact the Permitting Department at 386.362.1001, or you may contact me directly at 386.647.3127.

Sincerely,

Brian Brooker

Brian Brooker, E.I.
Division of Resource Management

BB/tm

cc: Stacy Hall, George F. Young, Inc.

DON QUINCEY, Chairman
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer
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NOAH VALENSTEIN
Executive Director

July 19, 2018

Mr. Adam Hall, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Turkey Creek - Unit 1 Lot 71 Replat - Survey Review

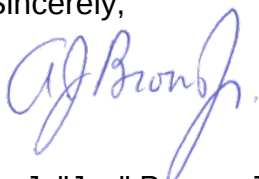
Dear Mr. Hall:

As you requested, our surveyors have reviewed the record plat drawing prepared by CHW, dated 7-3-18. We have found the plat document to be complete and acceptable and provide the following minor comments:

1. The legend includes an abbreviation for PG / Official Records, which should be corrected.
2. Create a signature line for the attest signature of the City Commission Approval.
3. Recommend tying Lot 71 to an adjacent property boundary by bearing & distance.
4. The front setback reduction is understood due to the foundation encroachment, but why is the rear setback being increased to 33 feet with the replat? Per the boundary survey and original plat, the existing rear setback is allowed to be 25 ft.

If we can provide any other services related to this project please let me know.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 9, 2018

Also sent by electronic mail to rickb@chw-inc.com

Mr Richard A Berry, P.S.M.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Replat of Turkey Creek Unit 1, Lot 71 (Elwood Construction Company, Inc.) – Final Plat Application

Dear Mr. Berry:

On July 5, 2018, the City of Alachua received your application for a Minor Subdivision, which proposes to replat a ±.49 acre subject property (Parcel No. 05900-005-071) to modify the front setback from 40' to 32' and the rear setback from 25' to 33'.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is **complete**, conditional upon the receipt of the following materials by **Tuesday, July 17, 2018**:

1. Signed Letter of Title Opinion.
2. Comprehensive Plan Analysis: Please review and provide an analysis of the application's consistency with the following Policies of the City's Comprehensive Plan.
 - a. Policy 1.2.b, Future Land Use Element.
 - b. Policy 2.5.a, Future Land Use Element.
 - c. Policy 1.2.a, Community Facilities and Natural Groundwater Aquifer Recharge Element.
 - d. Policy 4.1.b, Community Facilities and Natural Groundwater Aquifer Recharge Element.
3. Environmental Resource Permit or letter of exemption. Provided ERP number does not appear to include the submitted application (Replat of Turkey Creek Unit 1, Lot 71). Please provide a Letter of Exemption from the Suwannee River Water Management District.
4. Updated plans showing names of surrounding property owners, acreages, and subdivisions.
5. Copy of applicable covenants and restrictions for Turkey Creek Unit 1.
6. Completed Public School Generation Form (attached).
7. Two sets of mailing labels for all property owners within 400' of the subject property and those registered to receive notices.
8. Sheet with legal description **and** parcel number.
9. Proof of ownership (deed).

In order for your application to be considered compete, please revise and resubmit your application by no later than **Tuesday, July 17, 2018**. Please note, the comments above are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter, if necessary.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

- Applicant's Status (check one):
☐ Owner (title holder) ☐ Agent
- Name of Applicant(s) or Contact Person(s): _____ Title: _____
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: _____ FAX: _____ e-mail: _____
- If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

- Project Name: _____
- Address of Subject Property: _____
- Parcel ID Number(s): _____
- Section _____ Township _____ Range _____ Grant _____ Acreage: _____
- Existing Use of Property: _____
- Future Land Use Map Designation: _____
- Zoning Designation: _____
- Development Data (check all that apply):
☐ Single Family Residential Number of Units _____
☐ Multi-Family Residential Number of Units _____
☐ Exempt (see exempt developments on page 2)
- Review Type:

Preliminary Development Order	Final Development Order
☐ Comprehensive Plan Amendment	☐ Preliminary Plat
☐ Large Scale	☐ Final Plat
☐ Small Scale	☐ Site Plan
☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
☐ Revised	
- School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
Elementary: _____
Middle: _____
High: _____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

 Signature of Applicant

 Signature of Co-applicant

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20____, by _____

_____, who is/are personally known to me, or who has/have produced _____
 as identification.

NOTARY SEAL

 Signature of Notary Public, State of _____

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date: _____



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 12, 2018

Justin Mowitz, Esq.
Mowitz Law Title, LLC
5341 SW 91st Terrace
Suite A
Gainesville, FL 32608

RE: LDR Administrator Interpretation of Section 2.4.2 (d)(8), City of Alachua LDRs & Minor Deviation Determination for Encroachment into Setback for Lot 71, Unit 1, Turkey Creek Unit 1 (Elwood Construction, Inc.)

Dear Mr. Mowitz,

On June 6, 2018, the City of Alachua Planning & Community Development Department received your application for an interpretation of the Land Development Regulations (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. Your application requests an interpretation of whether the encroachment of a single family residence 8' into the 40' setback as recorded on the Plat (Plat Book J-2) and in the PUD Zoning Ordinance (Ordinance No. O-03-09) constitutes a Minor Deviation to the PD Master Plan and/or PD Agreement as defined in Section 2.4.3 (d)(8) of the City of Alachua Land Development Regulations (LDRs). The property subject to this interpretation is located at 11094 NW Palmetto Boulevard (Parcel No. 05900-005-071).

Section 2.4.19(C)(3) states, "...the LDR Administrator shall review and evaluate the request in light of the Comprehensive Plan, these LDRs, the Official Zoning Atlas, and other relevant codes and statutes... and then render an interpretation." This letter shall serve as the interpretation by the LDR Administrator for your request.

Section 2.4.2 (d)(8) addresses Minor Deviations to PD Master Plans and/or agreements:

(8) Minor deviations. A minor deviation to a PD Master Plan and/or PD agreement shall not be considered as an amendment, and shall be approved by the LDR Administrator. The minor deviation shall comply with the standards of these LDRs. A minor deviation shall be limited to technical considerations which could not reasonably be anticipated during the approval process or any other change which has no material effect on the character of the approved PD development or any of its approved terms or conditions. The following shall constitute minor deviations:

- (a) *Driveway relocations.* Driveway relocations.
- (b) *Structure floor plan revisions.* Structure floor plan revisions.
- (c) *Facility design modifications.* Facility design modifications for amenities and the like.

Changes that materially affect the basic concept of the PD Master Plan are not considered minor deviations, and shall only be changed as amendments to the PD Master Plan and/or the PD agreement (Subsection 2.4.3(D)(9) of this section).

The building setback lines for Lot 71, Turkey Creek Unit 1, Plat Book J-2 are established by both the original approved plat (approved February 24, 1977) and by the PUD Zoning Ordinance, as amended through Ordinance No. O-03-09 (approved January 27, 2003). A permit for the construction of a single family residence was issued to Elwood Construction, Inc. on February 13, 2018 (Permit No. P01-18-5901). On or about May 21, 2018, Mr. Ken Elwood, of Elwood Construction Inc. contacted the Department of Planning and Community Development to advise that the residence currently under construction had been built within the 40' setback. As a part of the Building Permit approval process, the applicant provided a site sketch showing the proposed location of the structure on the lot. This site sketch showed the house was to be constructed 45' from the front property line.

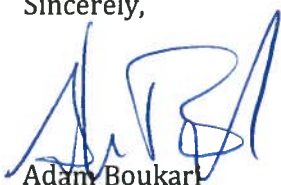
This interpretation considers and is based upon the narrative provided with the application. Based upon this narrative, it has been determined that the encroachment of the single-family residence 8' into the required 40' setback constitutes a Minor Deviation and can be approved by the Land Development Regulations Administrator.

The proposed Minor Deviation from the PD Master Plan and/or Agreement is approved based upon the following and subject to conditions:

1. The proposed change has no material effect on the character of the Turkey Creek PUD.
2. The structure under construction is a single-family detached residential dwelling similar in use, size, and form as other buildings in the immediate vicinity.
3. The detached single-family dwelling is setback 32' from front building line, which is compatible with the contextual setbacks of the immediate vicinity.
4. Prior to scheduling of final inspection for Building Permit No. P01-18-5901, an application for a Minor Subdivision must be submitted to the City to address the encroachment into the setback lines as shown on the plat. As part of this re-plat, the proposed rear setback should be increased by the same amount as the encroachment distance (8') to maintain a similar buildable area as is existing.
5. The applicant and property owner acknowledge that this approval for Minor Deviation and any proposed replat does not relieve the property owner from the potential need to obtain any necessary approval by the Turkey Creek Master Owners Association.

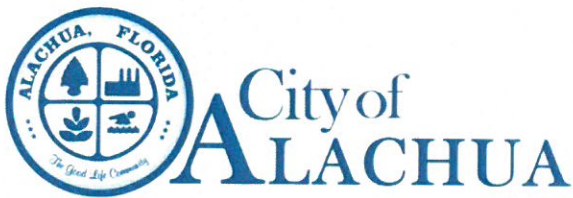
This approval of a Minor Deviation from the PD Master Plan and/or Agreement does not address any violations or potential violations of private covenants or deed restrictions nor does this approval address any encroachment into the building setback lines as established by the approved Plat. A minor subdivision is required to address this issue, and must be applied for prior to the scheduling of a final inspection related to the issued Building Permit (No. P01-18-5901). If you have any questions related to this interpretation, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,



Adam Boukari
City Manager/LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner
File



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC; Admin

Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

- ☐ **Major Subdivision** – complete application and provide copy of original application with each type of submission.
☒ **Minor Subdivision** – refer only to Final Plat section of this application.

A. PROJECT

1. Project Name: Turkey Creek Unit 1 - Replat of Lot 71
2. Address of Subject Property: 11094 Palmetto Blvd, Alachua, FL
3. Parcel ID Number(s): 05900-005-071
4. Existing Use of Property: Single Family Residence (SFR)
5. Future Land Use Map Designation: MEDIUM DENSITY RESIDENTIAL
6. Zoning Designation: PUD
7. Acreage: ± 0.486

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Richard A Berry Title: Professional Surveyor & Mapper
Company (if applicable): CHW, Inc.
Mailing address: 11801 Research Drive
City: Alachua State: FL ZIP: 32067 32615
Telephone: () 386-518-5105 FAX: () _____ e-mail: rickb@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Elwood Construction Company, Inc.
Mailing Address: 2727 NW 43rd St
City: Gainesville State: FL ZIP: 32606

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: _____
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

Preliminary Plat Attachments:

1. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft;
 - b. Proposed name of subdivision.
 - c. Name, address, and telephone number of the subdivider and agent of subdivider.
 - d. Name, address, telephone number and registration number of surveyor or engineer.
 - e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
 - f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - g. Legal description of the property to be subdivided.

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

- h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
- i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
- j. Block letters and lot numbers, lot lines, and scaled dimensions.
- k. Zoning district boundaries on abutting properties.
- l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
- m. Minimum building setback lines as required by the Land Development Regulations.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
- o. Surface drainage and direction of flow and method of disposition and retention indicated.
- p. Inscription stating "NOT FOR FINAL RECORDING".
- q. Tree location survey in conformance with LDR Article 6.2.1(G).
- r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

- 2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
- 6. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
- 13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
- 14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).

Construction Plans Attachments:

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Scale: 1inch=200 ft.
 - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
 - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
 - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
 - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
 - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
 - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
 - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. Proof of ownership.
7. Proof of payment of taxes.
8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.

Final Plat Attachments:

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft.
 - b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - c. Name and address of subdivider.
 - d. North arrow, graphic scale, and date of plat drawing.
 - e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
 - g. Legal description of the property to be subdivided.
 - h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
 - i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
 - j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
 - k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
 - l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
 - m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
 - n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
 - o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
 - p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
 - q. Lots must be numbered in numerical order and blocks lettered alphabetically.
 - r. Accurate location and description of monuments and markers.
 - s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
 - t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
 - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
 - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
 - w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
 - x. Title certification as required by Chapter 177, Florida Statutes.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. Proof of ownership.
9. Proof of payment of taxes.
10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
13. **For Minor Subdivisions: Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12/13 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Richard A. Berry

Signature of Applicant

Richard A. Berry

Typed or printed name and title of applicant

Kenneth Elwood

Signature of Co-applicant

Kenneth Elwood

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 5th day of July, 2018, by Richard Berry +

Kenneth Elwood, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Kelly Jones Bishop
Signature of Notary Public, State of Florida

DATE: July 3, 2018
CLIENT: Elwood Construction
PROJECT NAME: Turkey Creek, Unit 1 – Replat of Lot 71
PROJECT NO: 18-0305
RE: Concurrency Impact Analysis

To whom it may concern,

Lot 71 is an existing Lot of Record, as shown on the plat of Turkey Creek Unit 1, recorded in Plat Book J, page 2 of the Public Records of Alachua County, Florida. No additional Impacts will be made as a result of this application.

Sincerely,



7.5.18

Richard A. Berry, PLS
Professional Surveyor and Mapper Florida License Number 7045

MEMORANDUM

Turkey Creek Re-plat Lot 71

07/12/2018



To: Rick Berry
From: Celeste Lau
Date: July 12, 2018
RE: Turkey Creek Re-plat Lot 71 Consistency Statements

2a. Policy 1.2.b Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family attached dwelling units; 2. Accessory dwelling units;
2. Manufactured or modular homes meeting certain design criteria;
3. Mobile homes only within mobile home parks;
4. Duplexes and quadplexes;
5. Apartments and townhomes;
6. Live/work units;
7. Residential Planned Unit Developments;
8. Traditional Mixed-use Neighborhood Planned Developments;
9. Supporting community services, such as schools, houses of worship, parks, and community centers

Response: Lot 71 is part of the Turkey Creek subdivision, which has an overall residential density of 4 dwelling units per acre. The site, lot 71 of Unit 1 (Plat Book J Page 2) consists of a single family dwelling consistent with the medium density residential permitted uses.

2b. Policy 2.5.a There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Response: Lot 71 is located in Unit 1 of Turkey Creek subdivision, a Planned Unit Development platted in 1977. The minimum 10% required open space is well exceeded with the Turkey Creek community's golf course and other recreation facilities.

2c. Policy 1.2.a The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Response: Lot 71 is part of the existing Turkey Creek subdivision that is served by the City of Alachua sanitary sewer system. There are existing structures directly adjacent to this lot that connect to existing City wastewater services. Lot 71 will also utilize the City's wastewater services.

2d. Policy 4.1.b

The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 ft of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Response: Lot 71 is part of the existing Turkey Creek subdivision that is served by the City of Alachua potable water system. There are existing structures directly adjacent to this lot that connect to existing City potable water services. Lot 71 will also utilize the City's potable water services.

DATE: July 12, 2018

TO: City of Alachua

PROJECT NAME: Turkey Creek, Unit 1 – Replat of Lot 71

PROJECT NO: 18-0305

DESCRIPTION FOR: Tax Parcel #: 05900-005-071

LOT 71, OF TURKEY CREEK UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "J", PAGES 2 AND 3, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

- Applicant's Status (check one):
☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): RICHARD A. Barry Title: PSM
Company (if applicable): CHW - INC.
Mailing address: 11801 RESEARCH DR
City: ALACHUA State: FL ZIP: 32615
Telephone: 352-331-1976 FAX: _____ e-mail: rickb@chw-inc.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): ELWOOD CONSTRUCTION CO.
Mailing Address: 2727 NW 43RD ST, #1A
City: GAINESVILLE State: FL ZIP: 32606
* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

- Project Name: TURKEY CREEK UNIT 1, REPLAT OF LOT 71
- Address of Subject Property: 11094 PALMETTO BLVD, ALACHUA, FL 32615
- Parcel ID Number(s): 05900-005-071
- Section 28 Township 8 Range 19 Grant _____ Acreage: 0.486
- Existing Use of Property: SINGLE FAMILY RESIDENTIAL (VACANT)
- Future Land Use Map Designation: MEDIUM DENSITY RESIDENTIAL
- Zoning Designation: PUD
- Development Data (check all that apply):
☒ Single Family Residential Number of Units 1
☐ Multi-Family Residential Number of Units N/A
☒ Exempt (see exempt developments on page 2)
- Review Type:
Preliminary Development Order
☐ Comprehensive Plan Amendment
☐ Large Scale
☐ Small Scale
☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)
☐ Revised
Final Development Order
☐ Preliminary Plat
☒ Final Plat
☐ Site Plan
- School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
Elementary: IRBY (K-2) ALACHUA (3-5)
Middle: MEBANE
High: SANTA FE

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	<u>1</u>	units	x	<u>0.15</u>	Elementary School Multiplier*	<u>0.15</u>	Student Stations**
Middle School	<u>1</u>	units	x	<u>0.07</u>	Middle School Multiplier*	<u>0.07</u>	Student Stations**
High School	<u>1</u>	units	x	<u>0.09</u>	High School Multiplier*	<u>0.09</u>	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	<u>N/A</u>	units	x	<u>N/A</u>	Elementary School Multiplier*	<u>N/A</u>	Student Stations**
Middle School	<u>N/A</u>	units	x	<u>N/A</u>	Middle School Multiplier*	<u>N/A</u>	Student Stations**
High School	<u>N/A</u>	units	x	<u>N/A</u>	High School Multiplier*	<u>N/A</u>	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- ☒ Existing legal lots eligible for a building permit.
- ☒ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.


 Signature of Applicant

 Signature of Co-applicant

RICHARD A. BERRY, PSM (AGGOT)
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

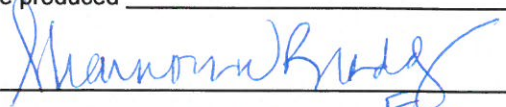
State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 12th day of July, 2018, by Richard A. Berry

_____, who is/are personally known to me, or who has/have produced _____
 as identification.

NOTARY




 Signature of Notary Public, State of FL

City of Alachua ♦ Planning and Community Development Department
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

**Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423**

Date: _____



First American Title Insurance Company
3600 NW 43rd Street, Suite A2
Gainesville, FL 32606
Phone: (352)372-0474
Fax: (352)372-7552

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
Alachua County, Florida**

FATIC File No.: 1068-4055074

A search of the Public Records of Alachua County, Florida, through June 27, 2018 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of Turkey Creek Unit 1, Replat of Lot 71 (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated December 21, 2017 and recorded January 10, 2018 in Official Records Book 4569, Page 509, Public Records of Alachua County, Florida.

B. The record title holder is Elwood Construction Company, Inc., a Florida corporation .

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of TURKEY CREEK UNIT NO. 1 .

D. Unsatisfied mortgages or liens encumbering said property are as follows:

Construction Mortgage recorded in Book 4569, Page 511

Assignment of Rents recorded in Book 4569, Page 518

E. Underlying rights of way, easements or plats affecting said property are as follows:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TURKEY CREEK UNIT NO. 1, as recorded in Plat Book J, Page(s) 2 and 3.

Declaration of Covenants, Conditions and Restrictions, which contains provisions for a private charge or assessments, including any amendments or modifications thereto, recorded in Book 1443, Page 712 amendments recorded in Book 1838, at Page 2853; Book 1847, at Page 447; Book 1968, at Page 296; Book 2012, at Page 1827; Book 2023, at Page 1902; Book 2119, at Page 1097; Book 3354, Page 849; Book 3891, Page 396; Book 4138, Page 501.

Easement from Turkey Creek, Inc., to Turkey Creek, Inc., and Family Diner, Inc., dated November 7, 1991, filed November 13, 1991, and recorded in Book 1834, Page 271.

F. Other information regarding said property includes:

NONE

G. 2017 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 05900-005-071.

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
Alachua County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Alachua Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

By: Matthew S. Siler
Authorized Signatory

Exhibit "A"

Lot 71, of TURKEY CREEK UNIT NO. 1, a Planned Unit Development, according to the Plat thereof as recorded in Plat Book "J", Pages 2 and 3, of the Public Records of Alachua County, Florida.



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05900 005 071

Parcel details

Latest bill

Full bill history

Print this page

2017

2016

2015

2014

...

2002

PAID

PAID

PAID

PAID

PAID

Get Bills by Email

PAID 2017-11-30 \$1,413.33

Receipt #17-0044696

Owner: MOGAS INVESTMENTS INC
605 NW 53RD AVE STE A16
GAINESVILLE, FL 32609-1022

Situs: Unassigned Location RE

Account number: 05900 005 071

Alternate Key: 1027118

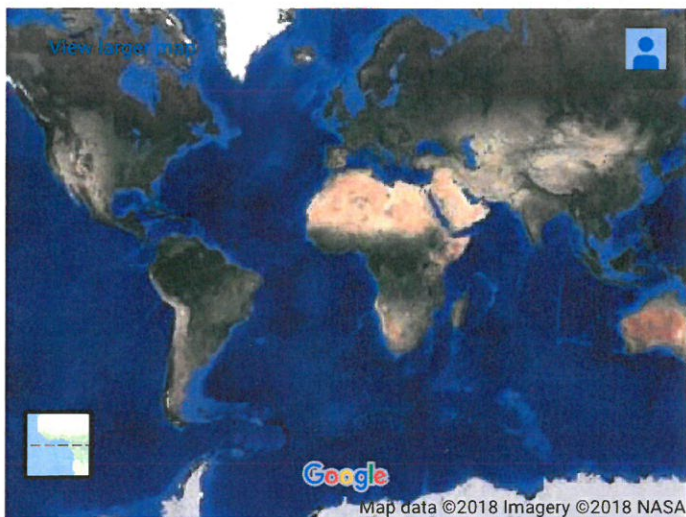
Millage code: 1700

Millage rate: 23.1480

Assessed value: 60,000

School assessed value: 60,000

Unimproved land value: 60,000



Location is not guaranteed to be accurate.

Property Appraiser

2017 Annual bill

View

Ad valorem: \$1,388.88

Non-ad valorem: \$83.34

Total Discountable: 1472.22

No Discount NAVA: 0.00

Total tax:

Legal description

TURKEY CREEK UNIT NO. 1 PB J-2 LOT 71 S/D ALSO IN FERNANDEZ GRANT OR 1734/1416

Location

Book, page, item: 1734-1416-

Geo number: 28-08-19-05900005071

Range: 19

Township: 08



Bill History — Real Estate Account At Unassigned Location RE

Real Estate Account #05900 005 071

Parcel details

Latest bill

Full bill history

Print this page

Get Bills by Email

Amounts as of 07/05/2018

Bill	Balance				
 2017 Annual Bill	\$0.00	11/30/2017	Paid \$1,413.33 Receipt #17-0044696		Print (PDF)
 2016 Annual Bill	\$0.00	11/30/2016	Paid \$1,421.37 Receipt #16-0041050		Print (PDF)
 2015 Annual Bill	\$0.00	12/28/2015	Paid \$1,463.77 Receipt #15-0061481		Print (PDF)
 2014 Annual Bill	\$0.00	12/31/2014	Paid \$1,445.22 Receipt #14-0064061		Print (PDF)
 2013 Annual Bill	\$0.00	03/05/2014	Paid \$1,474.56 Receipt #13-0103533		Print (PDF)
		Effective 02/28/2014			
 2012 Annual Bill	\$0.00	03/13/2013	Paid \$1,487.15 Receipt #12-0102378		Print (PDF)
 2011 Annual Bill	\$0.00	03/21/2012	Paid \$1,773.16 Receipt #2011-2001319		Print (PDF)
		Effective 03/20/2012			
 2010 Annual Bill	\$0.00	03/31/2011	Paid \$2,263.21 Receipt #2010-1063011		Print (PDF)
 2009 Annual Bill	\$0.00	02/26/2010	Paid \$2,725.18 Receipt #2009-9052228		Print (PDF)
 2008 Annual Bill	\$0.00	12/31/2008	Paid \$2,417.50 Receipt #2008-8029553		Print (PDF)
 2007 Annual Bill	\$0.00	03/04/2008	Paid \$1,688.14 Receipt #2007-9043409		Print (PDF)
		Effective 02/28/2008			
 2006 Annual Bill	\$0.00	04/30/2007	Paid \$1,951.54 Receipt #2006-9200930		Print (PDF)
		Effective 04/27/2007			
 2005 Annual Bill	\$0.00	12/02/2005	Paid \$1,250.71 Receipt #2005-9052418		Print (PDF)
		Effective 11/30/2005			
 2004 Annual Bill	\$0.00	12/03/2004	Paid \$1,179.56 Receipt #2004-9016275		Print (PDF)
		Effective 11/30/2004			
 2003 Annual Bill	\$0.00	12/01/2003	Paid \$1,008.10 Receipt #2003-3024130		Print (PDF)
		Effective 11/30/2003			
 2002 Annual Bill	\$0.00	12/05/2002	Paid \$1,022.45 Receipt #2002-0243351		Print (PDF)
		Effective 11/27/2002			
Total Balance	\$0.00				





SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

July 24, 2018

Ken Elwood
Elwood Construction Company
PO Box 357566
Gainesville, FL 32635

Subject: Environmental Resource Permit (ERP) Exemption, ERP-001-232844-1,
Lot 71 Replat – Turkey Creek Subdivision, Alachua County

Dear Mr. Elwood:

The above referenced proposed project does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on July 20, 2018. The project proposed activity consists of a replat of Turkey Creek Unit 1, Lot 71, Alachua County Parcel No. 05900-005-071, to modify the building setback lines. The project shall be performed as specified in the exemption request submitted by Rick Berry, PSM, of CHW, Inc. The proposed activity shall be in accordance with Environmental Resource Permit (ERP) Applicant's Handbook (AH) Volume I, Section 3.2.7.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.051, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

Hugh Thomas
Executive Director

- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Pamela Sanders, E.I.
Division of Resource Management

PS/tm

CC: Richard Berry, CHW, Inc.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11094 PALMETTO BOULEVARD, ALACHUA, FL 32615

Parcel ID Number(s): 05900-005-071

Acreage: 0.486

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ken Elwood

Title: Owner

Company (if applicable): Elwood Construction, Inc.

Mailing Address: 2727 NW 43RD STREET

City: GAINESVILLE

State: FL

ZIP: 32606

Telephone: (352) 538-0822

FAX: _____

e-mail: kenelwood@hotmail.com

C. AUTHORIZED AGENT

Name: Richard A. Berry, PSM

Title: Project Manager

Company (if applicable): CHW-Inc.

Mailing address: 11801 RESEARCH DRIVE

City: ALACHUA

State: FL

ZIP: 32615

Telephone: (386) 518-5105

FAX: _____

e-mail: rickb@chw-inc.com

D. REQUESTED ACTION:

For all matters pertaining to the "Turkey Creek, Unit 1, Replat of Lot 71".

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Ken Elwood

Typed or printed name and title of applicant

Signature of Co-applicant

Richard A. Berry, PSM

Typed or printed name of co-applicant

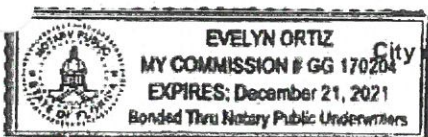
State of Florida

County of Alachua

The foregoing application is acknowledged before me this 30 day of July, 2018, by Kenneta

Elwood, who is/are personally known to me, or who has/have produced FLDL E 130-508-70-024-0 as identification.

Signature of Notary Public, State of Florida



EVELYN ORTIZ

MY COMMISSION # GG 170204

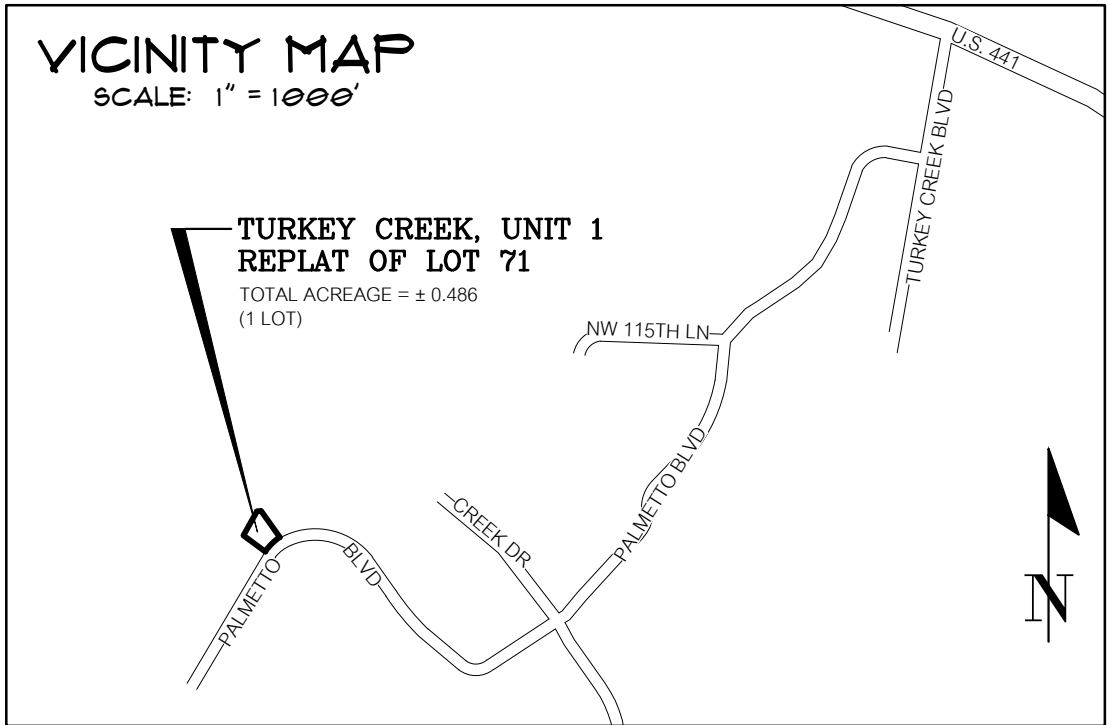
EXPIRES: December 21, 2021

Bonded thru Notary Public Underwriters

City of Alachua • Planning and Community Development Department

PO Box 9 • Alachua, FL 32616 • (386) 418-6121

Revised 9/30/2014



TURKEY CREEK, UNIT NO. 1 - REPLAT OF LOT 71

OF TURKEY CREEK, UNIT 1, A PLANNED UNIT DEVELOPMENT,
BEING A PART OF THE FERNANDEZ GRANT
AND SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF ONE

DESCRIPTION:

LOT 71, TURKEY CREEK UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGES 2 AND 3, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 35°23'00" EAST FOR THE NORTH LINE OF LOT 71, SAID BEARING BEING IDENTICAL WITH THE PLAT OF RECORD.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000.
- THE PURPOSE OF THIS REPLAT IS TO CHANGE THE BUILDING SETBACK LIMITS FOR LOT 71, AS SHOWN ON THE PLAT OF TURKEY CREEK UNIT NO. 1.
- MONUMENTATION SHOWN HEREON IS BASED ON A PREVIOUS BOUNDARY SURVEY BY DAVID D. PARRISH LAND SURVEYING, INC., (PLS 4789), DATED 04-20-2018.
- BUILDING SETBACK REQUIREMENTS (MINIMUM) UNLESS OTHERWISE SHOWN:

PRIMARY BUILDING:

FRONT	32'
SIDE	10'
REAR	33'

- LOT 71 IS SUBJECT TO COVENANTS AND RESTRICTIONS, AS ESTABLISHED BY TURKEY CREEK MASTER OWNERS ASSOCIATION, INC. (TOMOA) "RULES AND REGULATIONS".
- DRAINAGE EASEMENTS AS SHOWN HEREON ARE CONVEYED TO TURKEY CREEK MASTER OWNERS ASSOCIATION, INC. AND ARE IDENTIFIED FOR MAINTENANCE IN THE TOMOA "RULES AND REGULATIONS".

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 135 OF 640, COMMUNITY PANEL NO. "120664 0135D", EFFECTIVE DATE: JUNE 16, 2006.

LEGEND:

- ⊗ = PRM - 5/8" IRON ROD (NO IDENTIFICATION)
- = PRM - 4"x4" CONCRETE MONUMENT (MARKED PRM 2549)
- B.S.L. = BUILDING SETBACK LINES
- D.E. = DRAINAGE EASEMENT
- S.F. = SQUARE FOOT
- PRM = PERMANENT REFERENCE MONUMENT
- PG. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	105.90'	325.00'	18°40'12"	53.42'	105.43'	S 45°16'54" W

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



OWNER'S CERTIFICATION AND DEDICATION

ELWOOD CONSTRUCTION COMPANY, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "TURKEY CREEK, UNIT NO. 1 - REPLAT OF LOT 71".

WITNESS: KEN ELWOOD
ELWOOD CONSTRUCTION COMPANY, INC.,
2727 NW 43RD STREET
GAINESVILLE, FLORIDA 32606

MORTGAGEE'S APPROVAL

FIRST FEDERAL BANK OF FLORIDA, HOLDER OF THAT CERTAIN CONSTRUCTION MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4569, PAGE 511, AS INSTRUMENT NO. 3100549 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: MORTGAGEE: FIRST FEDERAL BANK OF FLORIDA
BY:
WITNESS:
TITLE:

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, A.D. 2018

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: ____

COMMISSION NO. ____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON APPROVED BY (PROFESSIONAL SURVEYOR AND MAPPER)

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON ____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER

FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON

AND APPROVED BY:

COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS ____ DAY OF ____, A.D. 2018

CLERK OF THE COURT

BY

DATE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "TURKEY CREEK, UNIT NO. 1 - REPLAT OF LOT 71"; WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

DATE

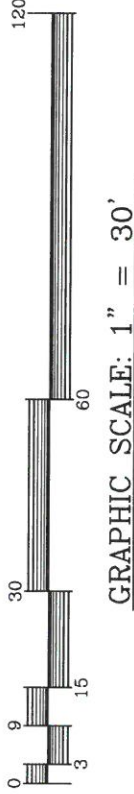
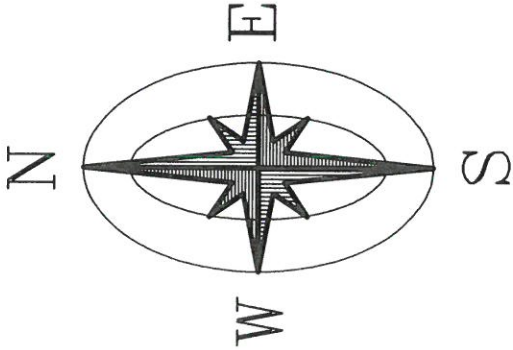
RICHARD A. BERRY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER
CAUSSEUX, HEWETT, & WALPOLE, INC.
LICENSED BUSINESS NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

7045

BOUNDARY SURVEY

LOT 71 OF TURKEY CREEK UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 'J', PAGES 2 & 3 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

ADDRESS: 11094 PALMETTO BOULEVARD
ALACHUA, FL 32615

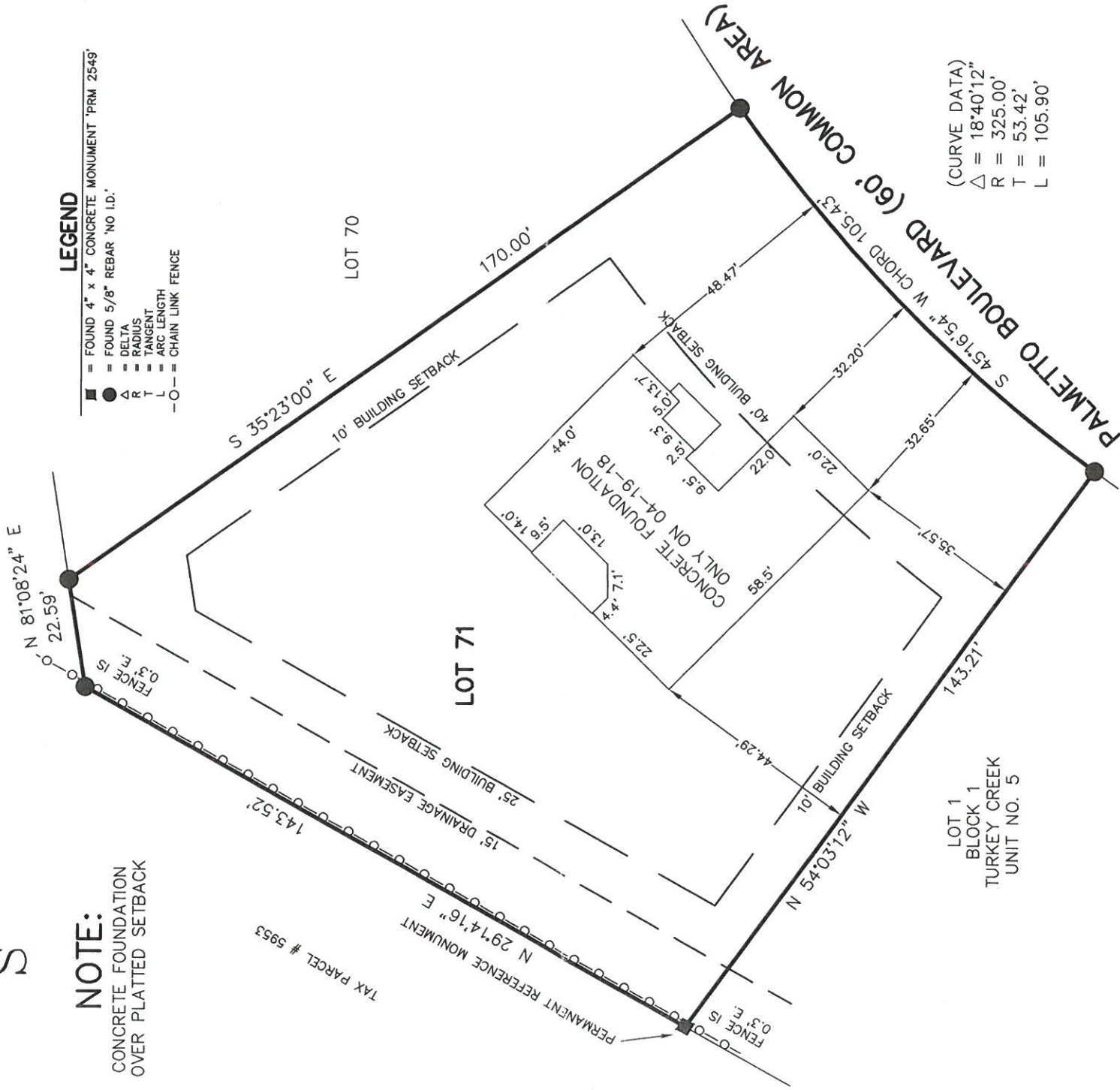


NOTE:

CONCRETE FOUNDATION
OVER PLATTED SETBACK

LEGEND

- = FOUND 4" x 4" CONCRETE MONUMENT 'PRM 2549'
- = FOUND 5/8" REBAR 'NO I.D.'
- Δ = DELTA
- R = RADIUS
- T = TANGENT
- L = ARC LENGTH
- O- = CHAIN LINK FENCE



FLOOD CERTIFICATION

THE LOT SHOWN HEREON LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP PANEL 12001C-0135 D OF 640 FOR ALACHUA COUNTY FLORIDA. SAID MAP DESCRIBES ZONE 'X' AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN EFFECTIVE DATE 06-16-2006

CERTIFIED TO: ELWOOD CONSTRUCTION COMPANY, INC.,

FIRST FEDERAL BANK OF FLORIDA,

MOWITZ TITLE, LLC,

FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT A SURVEY OF THE HEREON DESCRIBED LAND WAS MADE UNDER MY RESPONSIBLE DIRECTION AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOTES:

- BEARINGS BASED ON SAID RECORD PLAT DATUM FOR PALMETTO BOULEVARD.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.

TYPE SURVEY	FIELD WORK COMPLETED	DRAWING COMPLETED	PROJECT NO.	FIELD BOOK	PAGE
BOUNDARY SURVEY	11-30-17	12-02-17	17-187	67	02
FOUNDATION SURVEY	04-19-18	04-20-18	18-81	67	67
FINAL SURVEY					

DAVID D. PARRISH LAND SURVEYING, INC.
12606 N.W. 142nd TERRACE, ALACHUA FL 32615 (386)462-5427
SDPARRISH@WINDSTREAM.NET

DAVID D. PARRISH, P.L.S.

FAX (386)462-7789

04-20-18

Date Signed

Registered Florida Land Surveyor No. 47889

REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED BY THE SURVEYOR AND SEALED WITH HIS EMBOSSED SURVEYOR'S SEAL, NUMBER 4789.

Meetings & Events in the Heartlands

Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar?

Email your events to: editor@alachuatoday.com

Include basic details such as who, what, where and when.

Deadline for submission is Monday at 2 p.m.

Please note: Profitable events are handled through our advertising department.
Contact: ads@alachuatoday.com

■ **Aug. 3: High Springs Merchants present Friday First**, August 3, 5 p.m. – 8 p.m. in downtown High Springs. Explore downtown High Springs and visit the many businesses open late with summer sales and specials throughout the town. Collect a door prize ticket from each participating business for a chance to win the several door prizes of free trips paddling the Santa Fe River. Drop your door prize tickets at the CRA table in front of Bambi's Country Farm Market, 18592 High Springs Main Street. Door prizes awarded at 8 p.m. at the CRA table. Canoe trips are donated by Santa Fe Outpost and Adventure Outpost.

■ **Aug. 4: Operation Backpack 2018 at Canvas Church Complex**, 15551 N.W. U.S. HWY 441, Alachua, across from Hitchcock's, from 10 a.m. – noon. Free backpacks, school supplies, haircuts, physicals, and more! First come-first serve. Child must be present, Pre-K-12th grade only.

■ **Aug. 4: Sin City**, a one night dinner theater murder mystery presented by Kiwanis Club of Santa Fe. Tickets are \$40 per person to benefit several Kiwanis Club programs. It has been a year since the Paramount Casino has changed ownership and Ronald Trump, the new owner, is ready to celebrate! The casino is throwing a party of epic proportions. With the highest rollers and the gutsiest gamblers, the stakes are going to be

high and there is no limit to what can happen. This will be an evening of secrets, sleuthing and other sinful behavior. The dinner theater presentation will take place at 6 p.m. at the Alachua Woman's Club, 14565 Main Street, Alachua. Dinner will be catered by Cowboyz. Advertisements to support the program booklet start at \$25. Contact Sue Weller at suefpelra@msn.com or Tom Hewlett at t.hewlett@att.net regarding program booklet advertising. Tickets for the dinner theater can be purchased from any Kiwanis Club member. For additional information, contact Tom Hewlett.

■ **Aug. 7: National Night Out**, sponsored by the High Springs Police Department. Everything is free during this event. There will be family friendly activities, games, prize giveaways, bounce houses, a shooting simulator, food/drinks, emergency vehicle displays, child I.D. cards, arts and crafts and much more for everyone to enjoy. This event will be held at the High Springs Civic Center, 19107 N.W. 240th Street, from 5:30 – 7:30 p.m.

■ **Aug. 7: Springs Academy Tuesdays** at North Florida Springs Environmental Center, 23695 West U.S. Highway 27, High Springs. The topic for this session is Springs Stresses – Groundwater Pumping, Fertilizers, Wastewater Disposal, Recreation. After each class, students get a chance to sit down for lunch with the guest speaker and

Florida Springs Institute staff to ask questions and find out more about how they can get involved in protecting these important natural resources. There is a \$5 suggested donation for each class. Class time is 12 p.m.

■ **Aug. 7: National Night Out**, sponsored by the Alachua Police Department, located at the Hal Brady Recreation Center, 14300 N.W. 146th Terrace, Alachua. The event will be held from 6 – 8 p.m. and includes free food & drink, Free National Night Out giveaways, family-friendly activities and police vehicle displays.

■ **Aug. 7: The Coping with the Loss of Your Pet Workshop** will be held from 10 a.m. to 11:30 a.m. on Tuesday, Aug. 7, at the Wings Education Center, 18646 High Springs Main Street, Suite 10, in High Springs. Facilitated by Hospice of Citrus and the Nature Coast Grief Specialist Joy Dias, this workshop will also present ways of creating a legacy to the memory of departed pets. Attendees are encouraged to bring a picture or other memories of your pet. For more information or to register, call 386-454-1338 or 866-642-0962. Provided as a community service, this workshop is offered to all at no charge.

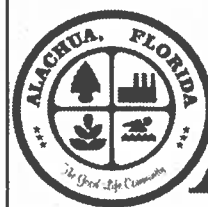
■ **Aug. 19: High Springs Music in the Park presents Abe Partridge** with cellist Courtney Blackwell and special guest Kyle Keller. The event runs 2 pm. – 4 p.m. at High Springs Community

Center & Museum, 23760 N.W. 187th Avenue, High Springs, FL 32643. A \$10 donation will be requested at the door.

■ **Aug. 24: "Fire House Gallery" Art Reception**, sponsored by Newberry Main Street Organization, 25435 W. Newberry Road. Local artists will display their artwork in two themes, Flowers, Fruits & Vegetables and Americana, Past & Present. The reception will be held from 6 – 8 p.m. Each artist can submit no more than two items per theme. Come see what local artists have created to share with friends and neighbors. All items are for sale.

■ **Sept. 4: Springs Academy Tuesdays** at North Florida Springs Environmental Center, 23695 West U.S. Highway 27. The topic for this session is Springs Advocacy – Local, State and National. After each class, students get a chance to sit down for lunch with the guest speaker and Florida Springs Institute staff to ask questions and find out more about how they can get involved in protecting these important natural resources. There is a \$5 suggested donation for each class. Class time is 12 p.m.

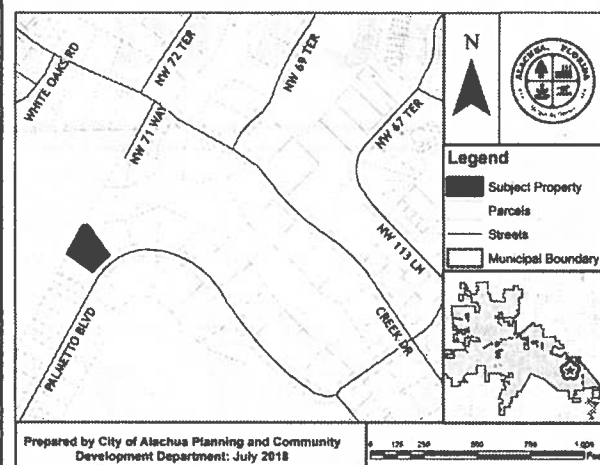
■ **Sept. 7: Call to Artists, Newberry Main Street's "Fire House Gallery,"** 25435 W. Newberry Road, Newberry, is inviting all artists to submit three pieces of artwork – Artist's Choice, none to exceed 24" x 36". For questions, contact Linda Lehrman at 352-222-8209 or Peggy Loy at 352-262-4262. Acceptance is on a first-come first-served basis. Drop off for the Nov. 30 reception is Sunday, Nov. 18, 12 – 3 p.m. All artwork must be ready to hang with label on the back of each piece with name, title, size, medium and price. All artwork must be for sale and a 30 percent commission will be collected by the Fire House Gallery on all artwork sold. Artists are responsible for Florida Sales Tax.



City of
ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on August 14, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Richard Berry, P.S.M., of CHW, Inc., applicant and agent, for Elwood Construction Company, Inc., property owner, for consideration of a Final Plat (a replatting of Lot 71 of the Turkey Creek Unit 1 Subdivision as recorded in Plat Book J Page 2) consisting of a ±0.49 acre subject property; located at 11094 Palmetto Boulevard, north of Turkey Creek Unit 5 and east of White Oaks; consisting of Tax Parcel No. 05900-005-071. Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Planned Unit Development (PUD).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 2, 2018)

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DEADLINE TO REGISTER TO VOTE OR CHANGE PARTY AFFILIATION



Verify your registration
status at VoteAlachua.com
2018 Primary Election
August 28



office: 352-374-5252
fax: 352-374-5264
Josiah T. Walls Building
515 N. Main Street, Suite 300
Gainesville, FL 32601-3348
VoteAlachua.com

2018 PRIMARY ELECTION AUGUST 28

7 a.m. to 7 p.m.

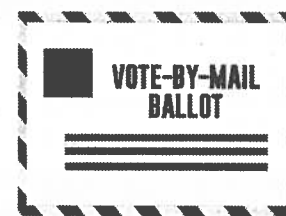
You must vote at your assigned
polling place on Election Day

EARLY VOTING
AUGUST 18 TO AUGUST 25
9 A.M. TO 6 P.M.



office: 352-374-5252
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The Heartland Places of Worship



City of
ALACHUA

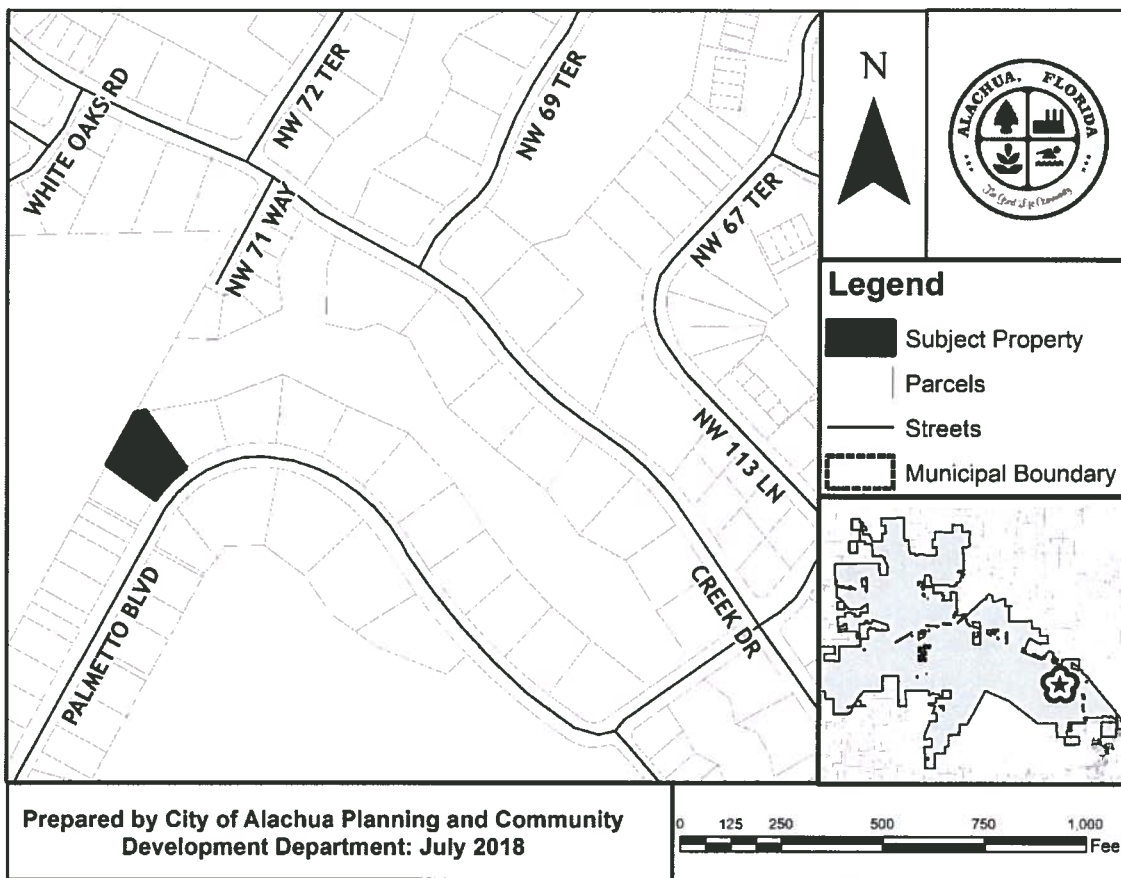
THE GOOD LIFE COMMUNITY

Mailed 7/30/2018

(Kc)

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



THE GOOD LIFE COMMUNITY

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05900-002-003
TURKEY CREEK MASTER OWNERS
ASSOCIATION INC
1000 TURKEY CREEK BLVD
ALACHUA FL 32615

05900-005-039
WIGGLESWORTH, ROBERT W
359 TURKEY CREEK
ALACHUA FL 32615-9367

05900-005-040
HORNE MICHAEL T & FLORENCE H
11411 NW 71ST WAY
ALACHUA FL 32615

05900-005-041
COMPTON II & HARRIS H/W
186 TURKEY CREEK
ALACHUA FL 32615

05900-005-067
LEAGUE ROGER T & MARTHA BROWN
145 TURKEY CREEK
ALACHUA FL 32615-9571

05900-005-068
KEATING KEVIN & PAM
321 TURKEY CREEK
ALACHUA FL 32615

05900-005-069
NEMBARD, MORTLAKE O &
STEPHANIE M
554 TURKEY CREEK
Alachua FL 32615

05900-005-070
NALBANDIAN, ROPEN
2815 NW 13TH ST UNIT# 423
GAINESVILLE FL 32609

05900-005-071
ELWOOD CONSTRUCTION COMPANY
INC
PO BOX 357566
GAINESVILLE FL 32635

05900-005-072
GIUNTA MAURICE V & NANCY M
164 TURKEY CRK
ALACHUA FL 32615-9572

05900-005-074
PODDAR ANAND & PRATIMA
190 TURKEY CRK
ALACHUA FL 32615-9573

05900-005-075
HOPE DONNA
18 TURKEY CRK
ALACHUA FL 32615-9513

05900-100-000
TURKEY CREEK MASTER OWNERS, AS
PO BOX 14705030
GAINESVILLE FL 32614

05900-501-001
MOORE DUSTIN R & ANDREA J
473 TURKEY CREEK
ALACHUA FL 32615

05900-501-002
MACBRIDE RICHARD M & JAN LOUISE
309 TURKEY CREEK
ALACHUA FL 32615

05900-502-001
BLAUW CRAIG R & LINDA S
172 TURKEY CREEK
ALACHUA FL 32615

05900-502-002
BLAUW, CRAIG R & LINDA S
172 TURKEY CREEK
ALACHUA FL 32615

05900-502-003
OTTAVIANO DANA M
709 TURKEY CREEK
ALACHUA FL 32615

05900-502-005
GODSHALK & MCGRATH H/W
302 TURKEY CREEK
ALACHUA FL 32615

05900-506-002
MAXFIELD, CHRIS C & DONNA-MARI
906 TURKEY CREEK
ALACHUA FL 32615-9411

05900-506-005
SMITH HALBERT C & RUTH A
432 TURKEY CREEK
ALACHUA FL 32615

05900-506-008
GARRETT DOYLE W & PAM
373 TURKEY CREEK
Alachua FL 32615

05953-000-000
ALACHUA COUNTY
5620 NW 120TH LN
GAINESVILLE FL 32653

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
1000 Turkey Creek
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Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126TH AVE
Alachua FL 32615

Tamara Robbins
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Alachua FL 32616

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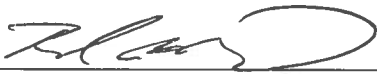
www.avery.com
1-800-GO-AVERY

AFFIDAVIT FOR POSTED LAND USE SIGN

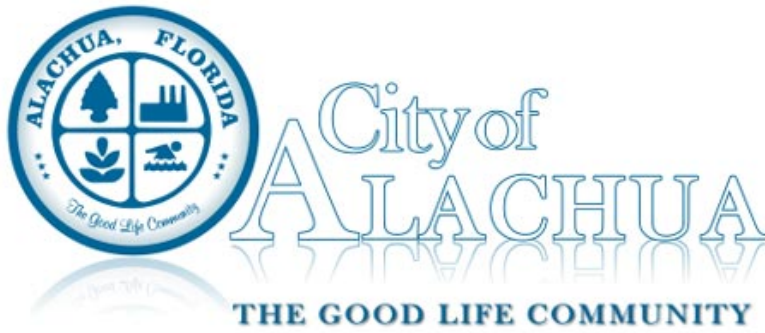
I Richard Burey, POSTED THE LAND USE
(Name)
SIGN ON 7-27-18 FOR THE Turkey Creek Unit 1, Lot 71 Replat (Elwood)
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(Signature)

One (1)
(Number of signs)



Board/Committee Agenda Item

MEETING DATE: 8/14/2018

SUBJECT: Site Plan - Ellianos Coffee Co.: A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc., applicant and agent for Circle K Stores, Inc., property owner, for consideration of a Site Plan to construct a ±681 square foot drive through restaurant, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±1.03 acre subject property, located at the southeast corner of the intersection of NW US Highway 441 and County Road 235A; Tax Parcel Number 03051-004-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP

RECOMMENDED ACTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the five (5) conditions provided in Exhibit "A" and on page 22 of the August 14, 2018 Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is a request by Chris Gmuer, P.E., of Gmuer Engineering, LLC., applicant and agent for Circle K Stores, Inc., property owner, for the construction of a ±681 square foot drive through restaurant with employee parking, storm water management facility improvements, paving, grading, landscaping and associated utility infrastructure.

The subject property is ±1.03 acres in area and is located south of Santa Fe High School and NW US Highway 441, east of NW 173rd Street (CR 235A) and north of NW 162nd Lane. Access to the subject property would be provided by two (2) ingress/egress drives, one connecting to US Highway 441 and one connecting to NW 162nd Lane.

The proposed development will convey the development's stormwater runoff to two (2) proposed stormwater basins located to the south and east of the structure and parking lot on the subject property. The applicant has indicated that, if the application is approved, an application for self-certification of environmental resource permit will be submitted to the Suwannee River Water Management District.

The proposed driveway connection to US Highway 441 requires review and permitting by the Florida Department of Transportation (FDOT). The applicant has indicated that a permit application has been submitted to this agency and is currently under review. The driveway connection to NW 162nd Lane is permitted through the City of Alachua, however, the required improvements to the intersection of NW 16nd Lane and CR 235A require a right-of-way permit through Alachua County Public Works. The applicant has indicated that this permit application has been submitted to this agency, and is currently under review. Given the site geometry and location at a major intersection (US Highway 441 and CR 235A), City staff contracted with Volkert Engineering to review proposed traffic circulation on site, and the connections to adjacent roadways. Based on Volkert Engineering review, modifications were made to the Site Plan and the comments were adequately addressed. The applicant has also provided a cross-access easement to the vacant parcel located to the east.

ATTACHMENTS:

Description

- ▢ Site Plan
- ▢ Staff Report
- ▢ Exhibit "B" to Staff Report: Staff Supporting Application Materials
- ▢ Application and Supporting Materials
- ▢ Public Notice Materials for the 08/14/18 PZB Hearing



- 6.3(A) Residential protection standards. Nonresidential developments located within 500 feet of any residential district could have conditions imposed to reduce or minimize any potential adverse impacts on the residential land. The following is a list of each of the 10 conditions listed in 6.3(A).
 1. Hours of operation and deliveries.

The site is located at the corner of an active truck route and across from a highway. The proposed development is a large commercial passenger vehicle parking lot mimicking traffic types and peak travel times of residential areas. Deliveries consists of smaller trucks with coffee, cups, etc. No significant food products or any substantial quantity are sold.
 2. Visual impacts.

The site of use is very small and the land development code exempts it from providing a dedicated delivery area. However, the site still provides substantial areas were deliveries can occur outside of pedestrian areas since there is no walk-in or walk-up facilities for patrons - only drive through.
 3. Light reflecting from building.

The site is located at the corner of an active truck route and across from a high school. The photometric meet the requirements of the land development code and the lighting is screened by a majority of the perimeter.
 4. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

None are proposed.
 5. Additional landscaping and buffering to mitigate adverse impacts.

The land development code requires all drive through lanes to be screened from the adjacent roadways and all sides of this site that could be adjacent to residential uses are also bordered by a public road.
 6. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

The proposed building is less than a small footprint located far north away from the residential zoned property.
 7. Preservation of natural lighting and solar access.

The proposed building is less than a small footprint located far north away from the residential zoned property.
 8. Ventilation and control of odors and fumes.

The use does not bake, fry, grill, or other significant food preparation practices that would generate odors or fumes requiring ventilation.
 9. Paving and parking areas. Paving to control dust.

All parking, drive aisles, or any others of vehicular traffic are paved.
 10. Screening of truck routes.

The proposed building is one-story with a small footprint located far north away from the residential zoned property. The drive through lanes are screened from the adjacent roadways and all sides of this site that could be adjacent to residential uses are also bordered by a public road.

ellianos

- C-000 COVER & SHEET INDEX
- C-010 NOTES & LEGEND
- C-050 DEMOLITION PLAN
- C-100 SITE & HORIZONTAL CONTROL PLAN
- C-200 PAVING, GRADING, & DRAINAGE PLAN
- C-300 UTILITY PLAN AND SEWER PROFILE
- C-400 to C-403 FDOT DRIVEWAY PLANS
- L-101 to L-104 LANDSCAPE PLANS
- L-201 to L-204 IRRIGATION PLANS
- P 1 OF 1 PHOTOMETRIC PLAN
- 1 OF 1 SURVEY - BOUNDARY TOPOGRAPHIC TREE UTILITY
- 1 OF 1 DUMPSTER ENCLOSURE DETAILS
- A3.1 BUILDING ELEVATIONS

COVER AND SHEET INDEX	ELLIANOS CITY OF ALACHUA	CLIENT : DESIGN : QUALITY CONTROL : CITY OF ALACHUA ELLIANOS COFFEE CA. SMUER PE CA. SMUER PE FDOP 10-2 # 0935352001EG 2018-04-29H-009 FOOT DRIVEWAY APP # APCW DRIVEWAY APP # GEING PROJECT # TBD 17-0044 2003 NW 13th St. Box 314 Gainesville, FL 32609 FL CA # 31533 gsmuereng.com (352) 281-4828	ELLIANOS, LLC	Gmuer ENGINEERING  ENGINEER OF RECORD CHRISTOPHER A. SMUER FL PE # 71599 2018-07-30	PERMITTING / DESIGN REVISIONS : 2018-04-12 CITY RESUBMITTAL 2018-04-17 ADDED SOFT-DIG UTILITIES AND REVISED JACK AND BORE 2018-04-26 DRAFT OF RESPONSE TO CITY COMMENTS 2018-04-30 REVISED DRAFT OF SITE PLAN REVISIONS 2018-04-30 REVISED DRAFT OF SITE PLAN REVISIONS 2018-07-24 FINAL RESUBMITTAL TO THE CITY OF ALACHUA 2018-07-30 13 SETS FOR CITY OF ALACHUA P&Z BOARD	PERMITS 2018-04-17 ADDED SOFT-DIG UTILITIES AND REVISED JACK AND BORE CONSTRUCTION : BUDGETING
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A. THE OPERATION AND MAINTENANCE UTILITY IS THE PROPERTY OWNER UNLESS OTHERWISE SPECIFIED.

B. THE PERMIT SHALL COVER THE FOLLOWING: (1) F.S. UNLAWFUL ACTS, (2) STORMWATER MANAGEMENT SYSTEMS, DAMS, IMPOUNDMENTS, RESERVOIRS, APPURTENANCE WORKS, OR WORKS PERMITTED UNDER PART IV OF CHAPTER 373, F.S., MUST BE OPERATED AND MAINTAINED IN PERPETUITY. THE OPERATION AND MAINTENANCE PERMIT SHALL BE A CONDITION OF THE PERMIT. THE PERMIT SHALL BE A CONDITION OF THE PERMIT. THE PERMIT SHALL BE A CONDITION THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE AGENCY, AND INCORPORATED AS A CONDITION INTO ANY PERMIT ISSUED.

C. UPON COMPLETION OF THE PERMITTED STORMWATER MANAGEMENT SYSTEMS, DAMS, RESERVOIRS, IMPOUNDMENTS, APPURTENANCE WORK, OR WORKS, THE AGENCY SHALL HAVE PERIODIC INSPECTIONS MADE TO ENSURE THE PROJECT WAS CONSTRUCTED AND IS BEING OPERATED IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT. THE AGENCY SHALL HAVE PERIODIC INSPECTIONS MADE TO ENSURE THE NATURAL RESOURCES OF THE STATE. NO PERSON SHALL REFUSE IMMEDIATE ENTRY OR ACCESS TO ANY AUTHORIZED REPRESENTATIVE OF THE DISTRICT OR DEP WHO REQUESTS ENTRY FOR PURPOSES OF SUCH INSPECTIONS AND REPAIRS AND FOR RECORDING.

D. INSPECTIONS MAY BE PERFORMED BY AGENCY STAFF DURING AND AFTER CONSTRUCTION, WHEN NEEDED TO ENSURE A PROJECT IS BEING OPERATED AND MAINTAINED IN PERPETUITY. THE PERMIT MAY REQUIRE THE PERMITTEE TO MAKE PERIODIC INSPECTIONS OF THE PROJECT TO CONDUCT INSPECTIONS, THE REQUIRED INSPECTION SCHEDULE FOR A SPECIFIC PROJECT WILL BE SPECIFIED IN THE PERMIT.

E. SOME PROJECTS THAT DO NOT CONSIST OF OR INCLUDE A STORMWATER MANAGEMENT SYSTEM, DAM, IMPOUNDMENT, RESERVOIR, APPURTENANCE WORK, OR WORKS, MAY BE PERMITTED WITHOUT A PERMIT. NOT ALSO MAY BE REQUIRED IN THE PERMIT TO BE REGULARLY INSPECTED AND MONITORED TO ENSURE CONTINUED COMPLIANCE WITH PERMIT CONDITIONS AND THE FUNCTIONING OF THE PROJECT. THIS MAY INCLUDE PERIODIC INSPECTIONS, MONITORING, AND RECORDING. FOR EXAMPLE, A PERMITTEE MAY BE REQUIRED TO INSTALL A RESIDENTIAL FILL PAD MAY HAVE BEEN PERMITTED WITH SPECIFIC REQUIREMENTS FOR SLOPE DRAINAGE OR ROCK, A DOCK LOCATED IN WATERS WITH SENSITIVE RESOURCES MAY HAVE BEEN PERMITTED WITH CONDITIONS FOR PROTECTING SENSITIVE RESOURCES, A PERMITTEE MAY BE PERMITTED TO LIMIT ACCESS TO A DOCK OR DOCK OFF, OR WITH REQUIREMENTS FOR HANDLING OR OTHER ASSOCIATED STRUCTURES. THE PERMIT WILL SPECIFY THE PERIODIC INSPECTIONS THAT WILL BE REQUIRED, AND HOW THE RESULTS OF THE INSPECTIONS ARE TO BE REPORTED TO THE AGENCY. THE PERMITTEE SHALL BE REQUIRED TO PROVIDE EXAMPLES MONITORING AND REPORTING BY SUCH PERSONS MAY BE REQUIRED FOR SUCH ACTIVITIES ARE:

THE FOLLOWING ARE EXAMPLES OF ACTIVITIES AS DISCUSSED ABOVE THAT ARE SUBJECT TO AN INITIAL INSPECTION PRIOR TO CONVERSION TO THE OPERATION PHASE, AND THEN SUBJECT TO ROUTINE INSPECTIONS THROUGHOUT THE OPERATION PHASE. THE INSPECTION FREQUENCY DURING THE OPERATION AND MAINTENANCE PHASE WILL BE DETERMINED IN THE PERMIT.

1. SINGLE-FAMILY DOCK (TO VERIFY THAT HANDRAILS ARE CONSTRUCTED AND ARE MAINTAINED TO PREVENT MOORING OF VESSELS IN SHALLOW WATERS);
2. MULTIPLE-USE DOCK WITH PUMP OUT STATION, MARINA FACILITIES, MATEE PROTECTION SIGNS, SEWAGE PUMP-OUT FACILITIES, OR OVER-WATER FUELING OPERATION);
3. SINGLE-FAMILY LOT LIFT (TO VERIFY LAWN GRADING AND SLOPING IS MAINTAINED TO REDUCE DISCHARGES OF NUTRIENTS FROM LAWN RUNS ENTERING SENSITIVE WATERS);
4. ONE OR MORE CATCH BASINS (FOR RAINFALL, OIL, GREASE, AND OTHER FORELINE PLANTINGS);
5. LANDS WITHIN A CONSERVATION EASEMENTS (FOR ENCROACHMENTS, ALTERATIONS, OR EXCINOXINATION VEGETATION REMOVAL) IN ACCORDANCE WITH A PERMIT UNDER THIS CHAPTER;
6. SPECIAL USE SITES (TYPE II OR TYPE III), INCLUDING BUT NOT LIMITED TO: MONITORING THE STATUS OF EXOTIC SPECIES REMOVALS; AND OTHER DREDGING OR FILLING (FOR EXAMPLE, DREGGED MATERIAL SITES AND DAMS TO ENSURE FUNCTIONING AND STABILITY OF DIKES AND CONTROL STRUCTURES).

THE EFFICIENCY OF STORMWATER MANAGEMENT SYSTEMS, DAMS, IMPOUNDMENTS, AND MOST OTHER PROJECTS NORMALLY CORRELATES TO THE QUALITY OF THE PERMITTING PROCESS. IF THERE IS A SIGNIFICANT REDUCTION IN THE FLOW CAPACITY OF A STORMWATER MANAGEMENT SYSTEM OFTEN CAN BE ATTRIBUTED TO PARTIAL BLOCKAGES OF ITS CONVEYANCE SYSTEM. ONCE FLOW CAPACITY IS COMPROMISED, FLOODING MAY RESULT. THEREFORE, OPERATING AND MAINTENANCE ENTITIES MUST RETURN TO THE OPERATIONAL PHASE OF THE PROJECT IF THERE ARE ANY DEFICIENCIES IN STRUCTURAL INTEGRITY, DEGRADATION DUE TO INSUFFICIENT MAINTENANCE, OR IMPROPER OPERATION OF PROJECTS THAT MAY ENDANGER PUBLIC HEALTH, SAFETY, OR WELFARE, OR THE WATER RESOURCES. IF DEFICIENCIES ARE FOUND, THE OPERATION AND MAINTENANCE ENTITY WILL BE RESPONSIBLE FOR REPAIRS AND REPORTING FREQUENCIES WILL BE INCLUDED AS PERMIT CONDITIONS BASED ON SITE SPECIFIC OPERATIONS AND MAINTENANCE REQUIREMENTS.

1. THE TYPE, NATURE, AND DESIGN OF THE DESIGN AND PERFORMANCE STANDARDS PROPOSED, INCLUDING ANY ALTERNATIVE DESIGNS SUCH AS PETROLEUM PAVEMENT, GREEN ROOFS, CISTERNS, MANAGED AQUATIC PLANTS, STORMWATER STORAGE, DETENTION, WETLAND TREATMENT TRAINS, LOW IMPACT DESIGNS, ALUM OR POLYMER INJECTION SYSTEMS,
2. THE PROXIMITY OF RECEIVING WATERS CLASSIFIED AS OUTSTANDING FLOWING WATERS IN RULE 62-302.700, F.A.C., OR IMPAIRED FOR CONSTITUENTS LIKELY TO BE CONTAINED IN DISCHARGES FROM THE PROJECT;
3. THE TYPE AND NATURE OF THE RECEIVING WATER BODY TO WHICH THE PROJECT WILL RETURN IT WILL IMPOUND MORE THAN 40 ACRES OF WATER, OR WILL INCLUDE ABOVE GROUND IMPOUNDMENTS;
4. THE TOPOGRAPHY, RAINFALL PATTERNS, AND ADJACENT DEVELOPMENT SURROUNDING THE ACTIVITY SITE, INCLUDING ANY SPECIAL ZONING DESIGNATIONS WITHIN THE DISTRICT IN WHICH THE ACTIVITY IS LOCATED, AS IDENTIFIED IN PARAGRAPH 62-302.700(1)(c), F.A.C.;
5. THE NATURE OF THE UNDERLYING SOILS, GEOLOGY, AND GROUNDWATER, AND HYDROLOGY;
6. THE POTENTIAL FOR CONSTRUCTION AND OPERATION OF THE PROJECT TO CAUSE HARM TO PUBLIC HEALTH, SAFETY, OR WELFARE, OR HARM TO WATER RESOURCES, WATER QUALITY STANDARDS, OR WATER QUALITY, AND
7. PRIOR COMPLIANCE HISTORY WITH THE PROPOSED DESIGN AND PERFORMANCE TYPE, INCLUDING WHETHER THE ACTIVITY CHARACTERISTICS ARE LIKELY TO POSE MORE THAN A MINIMAL RISK FOR HARM.

G. **OPERATION AND MAINTENANCE:** THE PERMITTEE SHALL BE REQUIRED TO COMPLY WITH THE FOLLOWING:

1. ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATER IN THE STATE;
2. THE SYSTEM IS KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE;
3. STORMWATER MANAGEMENT SYSTEMS THAT INCLUDE OIL AND GREASE SEPARATORS, SKIMMERS, OR COLLECTION DEVICES ARE WORKING PROPERLY AND DO NOT ALLOW THE DISCHARGE OF OILS OR GREASES. OILS AND GREASES OR OTHER MATERIALS REMOVED FROM SUCH A DEVICE DURING ROUTINE MAINTENANCE SHALL BE PROPERLY DISPOSED OF AT AN APPROPRIATE FACILITY;
4. ALL STRUCTURES WITHIN STORMWATER MANAGEMENT SYSTEMS HAVE NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

UNLESS OTHERWISE PROVIDED IN THE PERMIT, THE PERMITTEE SHALL BE REQUIRED TO MAINTAIN A RECORD OF EACH INSPECTION, INCLUDING THE DATE OF INSPECTION, THE NAME AND CONTACT INFORMATION OF THE INSPECTOR, WHETHER THE SYSTEM WAS FUNCTIONING AS DESIGNED AND PERMITTED, AND MAKE SUCH RECORD AVAILABLE UPON REQUEST OF THE AGENCY, IN ACCORDANCE WITH THE REPORTING SECTION, BELOW.

INSPECTION AND MAINTENANCE REQUIREMENTS SHALL BE IN ACCORDANCE WITH CHAPTER 62-302.700, F.A.C. 373. F.S., PRIOR TO JANUARY 1, 2013, THE EFFECTIVE DATE OF CHAPTER 62-330. F.A.C., WHICH IMPLEMENTS SECTION 373.341(1), F.S., SHALL CONTINUE TO BE FOLLOWED IN ACCORDANCE WITH THE EXISTING PERMIT UNLESS THE PERMITTEE OBTAINS A MODIFICATION USING THE PROCEDURES IN RULE 62-330.313, F.A.C., TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 62-330. F.A.C. THE PERMITTEE SHALL ALSO COMPLY WITH CHAPTER 62-330 OF THE ENVIRONMENTAL RESOURCE PERMIT APPLICANTS HANDBOOK, VOLUME I (GENERAL AND ENVIRONMENTAL),

A. ALL FORMS REQUIRED FOR REPORTING CAN BE SUBMITTED TO THE RESPECTIVE AGENCY INTERNET SITE. IF THE PERMITTEE DOES NOT USE THE ELECTRONIC FORMS PROVIDED ON THAT SITE, THEY SHALL BE RESPONSIBLE FOR RETURNING COMPLETED FORMS TO THE AGENCY WITHIN 30 DAYS OF REQUEST TO PROVIDE SUCH INFORMATION. THE REQUESTING AGENCY WILL MAKE NO ATTEMPT TO OBTAIN SUCH INFORMATION FROM THE REQUESTING AGENCY UNLESS A MONDAY MORNING RAPID DELIVERY IS REQUESTED FOR SUCH PERSONS AS THE POTENTIAL FOR THE ACTIVITY HARM TO WATER QUALITY, WATER RESOURCES, PUBLIC HEALTH, OR PUBLIC SAFETY. WITHIN 30 DAYS OF ANY FAILURE OF A STORMWATER MANAGEMENT SYSTEM OR DEVIATION FROM THE PERMIT, A REPORT SHALL BE SUBMITTED ELECTRONICALLY OR IN WRITING TO THE AGENCY USING FORM 62-330 (1) (1) (FORM 62-330-330) "STORMWATER TREATMENT AND MAINTENANCE ACTION CERTIFICATION," DESCRIBING THE REMEDIATION ACTIONS TAKEN TO RESOLVE THE FAILURE OR DEVIATION.

C. THE OPERATION AND MAINTENANCE ENFORCEMENT OF A REGIONAL STORMWATER MANAGEMENT FACILITY MUST NOTIFY THE AGENCY ON AN ANNUAL BASIS, USING FORM 62-330 (3) (1), "REGIONAL STORMWATER MANAGEMENT SYSTEM PERFORMANCE REPORT." THE REGIONAL STORMWATER MANAGEMENT FACILITY SHALL BE PROHIBITED FROM ALLOWING TO DISCHARGE STORMWATER INTO THE REGIONAL FACILITY, AND CONFIRMING THAT THE MAXIMUM ALLOWABLE TREATMENT VOLUME OF STORMWATER AUTHORIZED TO BE ACCEPTED BY THE REGIONAL STORMWATER MANAGEMENT FACILITY HAS NOT BEEN EXCEEDED."

D. THE LISTING OF REGIONAL STORMWATER MANAGEMENT FACILITIES FOR REFERENCE IN CHAPTER 62-330, F.A.C., IS CONTAINED IN APPENDIX C OF THE ERP APPLICATION'S HANDBOOK, VOLUME I; COPIES OF WHICH MAY BE OBTAINED FROM THE AGENCY, AS DESCRIBED IN APPENDIX A OF THAT VOLUME AND SUBSECTION 62-330.01(5), F.A.C.

1. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE PUBLIC WORKS DEPARTMENT - TRAFFIC CONTROL, SIGNALING, AND LIGHTING DIVISION (CITY OF ALACHUA, FLORIDA) AND THE PUBLIC WORKS DEPARTMENT (334-5070), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE PUBLIC WORKS DEPARTMENT RESERVES THE RIGHT TO REQUIRE ANY MODIFICATION WITHIN THE ROW TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORNE BY THE DEVELOPER.
3. ANY WORKING ON OR CITY OWNED OR MAINTAINED FACILITIES, ROW OR EASEMENT WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE CITY OWNED OR MAINTAINED AREA AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THE CONTRACTOR SHALL PROVIDE THE CITY WITH AN AS-BUILT SURVEY OF THE RETENTION / DETENTION BASIN AND ANY OTHER STRUCTURES OR UTILITIES LOCATED WITHIN THE RETENTION / DETENTION BASIN. THE SURVEY SHALL BE SUBMITTED ON PAPER COPY AND ELECTRONICALLY (PDF AUTODESK CAD).
4. ANY CONSTRUCTION IN THE CITY OF ALACHUA PUBLIC WORKS DEPARTMENT ROW WILL REQUIRE PERMITS FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING WORK. A MOT PERMIT IS REQUIRED FOR ANY ACTIVITY IN THE ROW THE EITHER THE CITY OF ALACHUA OR THE STATE OF FLORIDA. THE PERMITTING PROCESS FOR MOT PERMIT APPLICATION SHALL BE PERFORMED IN ACCORDANCE WITH FDOT INDEX 307, AND USING THE FLOWABLE FILL OPTION.

1. THE ENGINEER AND ITS CONSULTANTS PREPARED THESE PLANS AND DESIGN DOCUMENTS THROUGH THE USE OF RELIANCE UPON DESIGN ELEMENTS AND INFORMATION ORDINARILY OR CUSTOMARILY FURNISHED BY OTHERS. THE ENGINEER SHALL NOT BE LIMITED TO SURVEYORS, GEOLOGICAL ENGINEERS, ENVIRONMENTAL CONSULTANTS, ARCHITECTS, BUILDING SYSTEMS ENGINEERS, SPECIALTY CONTRACTORS, MANUFACTURERS, SUPPLIERS, AND THE PUBLISHERS OF TECHNICAL STANDARDS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DESIGN ERROR AND OMISSIONS RESULTING FROM THE QUALITY OF THIS INFORMATION.
2. ALL POINTS OF COORDINATION OR INTERFACE BETWEEN THESE PLANS AND DESIGN DOCUMENTS AND THE PLANS AND DESIGN DOCUMENTS OF OTHERS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCURING MATERIALS AND INSTALLATION.

1. UTILITY LOCATES SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE INITIATION OF SITE CONSTRUCTION.
2. PROPOSED UTILITY TAPS AND CROSSINGS SHALL BE PHYSICALLY LOCATED AND VERIFIED BY THE CONTRACTOR AS SOON AS PRACTICABLE AND SHALL CONTACT THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES OR CONFLICTS.
3. UTILITY COORDINATION, SUPPORT, PROTECTION, TERMINATION, CAPPING, AND REMOVAL SHALL BE COORDINATED BY THE CONTRACTOR WITH UTILITY COMPANIES. ADEQUATE TIME SHALL BE PROVIDED FOR PROPER COORDINATION AND TO MINIMIZE SERVICE INTERRUPTIONS.
4. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES TO THE UTILITY COMPANY FOR THEIR SERVICES.

ADJACENT	AL	LEFT
ALUM	ALUM	MAINTENANCE
APT	APARTMENT	MAX
ASPH	ASPHALT	MES
B&J	BORE & JACK	MH
BLOG	BUILDING	MIN
BM	BENCHMARK	MIN
BOW	BACK OF CURB	MO
BSI	BOTTOM OF BACK LINE	MUTCD
C&G	CURB & GUTTER	N
CI	CURVE ONE	N
CATV	CABLE TELEVISION	NA
C&C	CLAY ELECTRIC COOPERATIVE	NE
CF	CUBIC FEET	NE
CI	CAST IRON	NG
CIP	CAST-IN-PLACE	NIC
CL	CENTER LINE	NO
CLF	CHAIN LINK FENCE	NW
CMP	CORRUGATED METAL PIPE	NTS
CMU	CONCRETE MASONRY UNIT	ON
C/O	CLEAN OUT	OC
COMM	COMMUNICATIONS	OE
CONC	CONCRETE	PL
C&Y	CURB YARD	PR
DBI	DITCH BOTTOM INLET	PSI
DDCBP	DOUBLE DETECTOR CHECK BACKFLOW	PSM
PREVENTER		PUE
DEG	DEGREES	PUD
DHWL	DESIGN HIGH WATER LEVEL	PVC
DI	DUCTILE IRON	PVF
DIAMETER		RP
DI	DIMENSION	REF
DIP	DUCTILE IRON PIPE	RW
E	EAST	RZBP
EL	ELEVATION	DA
ELEC	ELECTRIC	RT
EOP	EDGE OF PAVEMENT	R
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	S
ESMT	EASEMENT	SW
EX	EXISTING	SE
FOC	FACE OF CURB	SF
FDC	FIRE DEPARTMENT CONNECTION	SG
FF	FINISH FLOOR ELEVATION	SP
FG	FINISH GRADE	SS
FH	FIRE HYDRANT	ST
FL	FIRE LINE	STD
FM	FORCE MAIN	STL
FO	FIBER OPTIC	SW
FUT	FLOOD PLAIN	SY
FT	FEET	TBRC
FUT	FUTURE	TEL
GALV	GALVANIZED	TF
GV	GATE VALVE	TV
HORIZ	HORIZONTAL	TOW
HR	HOUR	TOP
IN	INVERT	TYP
LF	LINEAR FEET	UTL
L1	LINE ONE	UTL
LAT	LATITUDE	VCP
LONG	LONGITUDE	VEH
		W
		WEST
		W
		WITH
		WWW
		WATER / WASTEWATER
		WM
		WATER MAIN
		WS
		WATER SERVICE
		WW
		WASTEWATER
		YR
		YEAR

[illegible]

1. THESE PLANS, DESIGN DOCUMENTS, AND NOTES ARE NOT EXHAUSTIVE. ALL THE APPLICABLE CONSTRUCTION STANDARDS AND DETAILS THAT ARE LISTED, REFERENCED, OR IMPLIED ARE INCLUDED IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
2. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE REVIEWING AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. THE REPAIR OF DAMAGE EITHER ABOVE OR BELOW GROUND BY THE CONTRACTOR OR SUB-CONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE WILL BE IN THE OPINION OF THE OWNER, APPLICABLE AGENCY, OR ENGINEER. ALL REPAIRS SHALL BE MADE AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE PARTICULAR ENTITY.
4. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT, SIDEWALKS, AND GRADING AROUND BUILDINGS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVES SURFACE WHILE MAINTAINING POSITIVE DRAINAGE.
5. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY OBSERVED AREAS OF POOR DRAINAGE PRIOR TO PLACEMENT OF CURBS AND SIDEWALKS.
6. ALL UNDERGROUND UTILITIES MUST BE INSTALLED, INSPECTED, AND TESTED PRIOR TO PAVEMENT BASE OR SIDEWALK INSTALLATION.

CONTRACTOR IS REQUIRED TO SUBMIT A COMPLETE NOI AND APPROPRIATE FEE TO SECURE A FDEP GEN-
ERATOR PERMIT. THE PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES THAT DISTURB ONE
THOUSAND (10,000) SQUARE FEET OR MORE OF OPEN SPACE, OR ONE (1) ACRE OR MORE, AND TWO
DAYS BEFORE CONSTRUCTION BEGINS. A PERMIT IS REQUIRED FOR CONSTRUCTION ACTIVITIES THAT DISTURB ONE
OR MORE ACRES OR IF THE PROJECT IS PART OF A LARGER DEVELOPMENT THAT WILL ULTIMATELY DISTURB ONE
THOUSAND (10,000) SQUARE FEET OR MORE OF OPEN SPACE, OR ONE (1) ACRE OR MORE.

PROJECTS THAT DISCHARGE STORMWATER TO AN MSA, A COPY OF THE NOI MUST ALSO BE SUBMITTED TO THE
OPERATOR OF THE MSA.

THE CONTRACTOR IS PRIMARILY RESPONSIBLE FOR OBTAINING PERMIT COVERAGE AND IMPLEMENTING
APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO MINIMIZE EROSION AND SEDIMENTATION FROM
STORMWATER DISCHARGES DURING CONSTRUCTION. THE ENGINEER SHOULD NOT BE LISTED AS THE OPERATOR
ON THE PERMIT. THE PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES THAT DISTURB ONE
THOUSAND (10,000) SQUARE FEET OR MORE OF OPEN SPACE, OR ONE (1) ACRE OR MORE.

WHEN THE OPERATOR CHANGES, THE NEW OPERATOR SHOULD OBTAIN PERMIT COVERAGE AT LEAST 2 DAYS
BEFORE ASSUMING CONTROL OF THE PROJECT, AND THE PREVIOUS OPERATOR SHOULD FILE AN NPDES
STATUS REPORT AND NOTICE OF TERMINATION WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW
OPERATOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROLS UNTIL
THE PROJECT IS COMPLETED AND THE SITES ARE STABILIZED. EROSION AND SEDIMENTATION CONTROLS
ALL DISTURBED AND OPEN AREAS OF THE SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE.

CONTRACTOR SHALL VERIFY AND PROTECT ALL EXISTING TREES AND NATURAL VEGETATION THAT ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE REVIEWING AGENCIES REQUIREMENTS. INSPECTIONS MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.

THREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

ALL TREES TO REMAIN SHALL BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR IN CONFORMANCE WITH THE REVIEWING AGENCY AND THE OWNER. THE PROTECTION OR REMOVAL IS AT THE COST OF THE CONTRACTOR.

CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION.

ALL DISTURBED AREAS SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, MISCELLANEOUS VEGETATION, DELETERIOUS MATERIAL, DEBRIS, ETC.

ALL ITEMS TO BE REMOVED OR PLACED MAY NOT BE DEPCTED ON THE PLANS OR SURVEY. CONTRACTOR SHALL BE AWARE OF ALL EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS AND CONFIRM AN INVENTORY WITH THE OWNER.

THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OR SALVAGE OF ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILLS, SIGNS, ETC., AND THEIR APPURTENANCES UNLESS OTHERWISE NOTED. ALL ITEMS SHALL BE PROPERLY DISPOSED IN A LEGAL MANNER.

PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.

1. SITE CLEARING AND DEMOLITION MAY NOT BE ABLE TO BEGIN UNTIL CERTAIN PERMITS HAVE BEEN ISSUED AND MAY REQUIRE PRE-CONSTRUCTION MEETINGS, INSPECTIONS, CLEARANCES. THESE PERMITS ARE TYPICALLY ISSUED BY THE CITY OF CHICAGO AND MAY BE SUBJECT TO THE CITY OF CHICAGO'S REVIEW AND APPROVAL. THE CITY OF CHICAGO'S OTHER PERMITS ARE REQUIRED PRIOR TO COMPLETING OTHER SITE COMPONENTS SUCH AS THE UTILITY CONSTRUCTION PERMITS, DRIVEWAY CONNECTION PERMITS, ROW USE PERMITS, ETC.

2. THE CITY OF CHICAGO'S PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION OF THE FOLLOWING PERMITS, BONDS, TESTING, INSPECTIONS, CERTIFICATIONS, ETC. PRIOR TO AND DURING CONSTRUCTION (E.G. FDEP CUP, DEWATERING, MUD, WATER/SERVER INSPECTIONS).

3. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

4. THE CONTRACTOR IS RESPONSIBILITY TO VERIFY THE CONSTRUCTION STANDARDS APPLICABLE TO EACH PORTION OF THE PROJECT. A SUGGESTED LIST OF APPLICABLE STANDARDS TYPICALLY ACCOMPANY THIS NOTE ON THIS SHEET.

5. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THE PROJECT PRIOR TO PROCUREMENT OF MATERIALS AND INSTALLATION (E.G. PRECAST STRUCTURES, MANUFACTURED ITEMS). FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY BE CAUSE FOR REJECTION AND REPEATED TESTING AT THE CONTRACTOR'S EXPENSE.

6. ALL REQUESTS FOR INFORMATION SHALL BE SUBMITTED TO THE ENGINEER FOR RESPONSE BEFORE COMMENCING THE RELATED WORK VIA THE OWNER'S CONSTRUCTION DOCUMENTATION PROCESS.

7. CONSTRUCTION OF RECORDS REQUIRED BY THE OWNER. THE PUNCH LIST VISITS DESIRED BY THE OWNER AND THE ENGINEER AND REASONABLY SCHEDULING THOSE INSPECTIONS.

8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING ALL INSPECTIONS REQUIRED BY THE REVIEWING AGENCIES AS LISTED IN THE PERMITS, INSPECTORS REQUEST, OR IMPLIED BY THE DESIGN STANDARDS.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS FOR MATERIALS, SOILS, UTILITIES, ETC. THE TESTING SHALL BE IN ACCORDANCE WITH THE APPROVED PERMITS, CONSTRUCTION STANDARDS, INSPECTORS REQUEST, DESIGN REPORTS, AND STANDARD PAVING AND GRADING SPECIFICATIONS. TESTING SHALL BE REQUIRED FOR ALL PAVING, CONCRETE, AND OTHER MATERIALS TESTING, ESPECIALLY UNDER ROADS AND OTHER PAVED AREAS, CONCRETE, AND OTHER MATERIALS TESTING.

10. ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ALL RETESTING COSTS AND ANY RECONSTRUCTION REQUIRED TO MEET THE REQUIREMENTS.

11. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER THE SCHEDULE OF PUNCH LIST SITE VISITS WITH THE CONSTRUCTION SCHEDULE TO AVOID REPEAT VISITS. A TIMELINE OF ADDRESSING THE PUNCH LIST ITEMS SHALL BE PROVIDED IN A TIMELY MANNER, ANY DISPUTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ENGINEER.

12. RECORD DRAWINGS ARE DEFINED AS NOTES AND OTHER DOCUMENTATION COLLECTED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AS IT RELATES TO INSTALLATION PROGRESS, FIELD CONDITIONS, METHODS, MEASUREMENTS, AND OBSERVATIONS. RECORD DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. AVAILABLE TO THE OWNER, ENGINEER, AND REVIEWING AGENCIES UPON REQUEST. RECORD DRAWINGS ARE NOT INTENDED TO BE EXHAUSTIVE. HOWEVER, VERIFICATION OF INSTALLED CONDITIONS CAN BE REQUESTED AT THE DISCRETION OF THE CONTRACTOR.

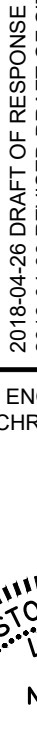
13. CONTRACTOR SHALL CONFIRM REQUIREMENTS TO PROVIDE COMPLETE AS-BUILT INFORMATION TO THE OWNER, ENGINEER, AND REVIEWING AGENCIES AT THE COST OF THE CONTRACTOR.

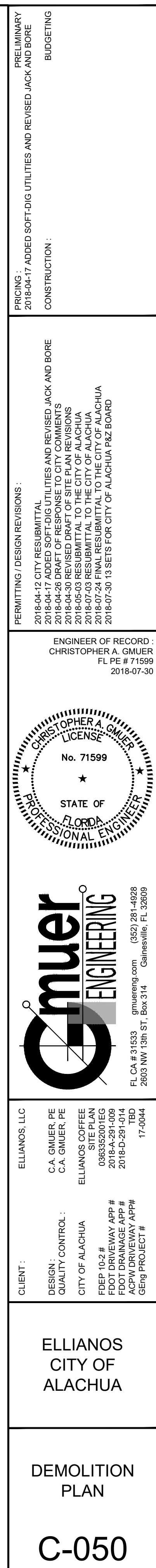
14. AS-BUILTS ARE DEFINED AS A DRAWING PRODUCED BY A REGISTERED LAND SURVEYOR BASED ON FIELD MEASUREMENTS AND OBSERVATIONS OF THE PROJECT. AS-BUILTS INCLUDE ELEVATIONS, AND DESCRIPTION OF IMPROVEMENTS. THEY SHOULD MEET REVIEWING AGENCIES REQUIREMENTS PER PERMIT AND CLOSEOUT REQUIREMENTS. THEY SHOULD ALSO MEET THE OWNER'S NEED FOR LENDING, WARRANT, AND OTHER DOCUMENTS.

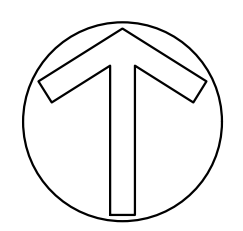
15. AS-BUILTS CONTAIN AT A MINIMUM: BUILDING LOCATION AND FINISHED FLOOR ELEVATIONS, ACCESSIBLE ROAD AND PARKING DRAGS, PAVEMENT GRADE BREAKS, GRAVITY STRUCTURE TOP ELEVATIONS AND PIPE SIZES AND INVERTS, PRESSURE SYSTEM FITTINGS AND VALVES, SAMPLING POINTS, STORMWATER FACILITY TOP AND BOTTOM ELEVATIONS, AND OTHER STRUCTURE DETAILS, ETC. AND OTHER LOCATIONS WHERE FIELD CONDITIONS DO NOT MATCH THE CONTRACT DOCUMENTS.

16. ADDITIONAL AS-BUILT INFORMATION MAY BE REQUIRED DURING CONSTRUCTION INSTALLATIONS AT CRITICAL LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION FOR ALL PORTIONS OF THE PROJECT OR WHEN PARALLEL UTILITIES WITH WATER MAINS HAVE LESS THAN 10 FEET OF CLEARANCE.

1. IF NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS, ALL IMPROVEMENTS SHALL BE WARRANTED BY THE CONTRACTOR TO THE OWNER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. THIS WARRANTY WILL ALSO EXTEND TO THE MAINTENANCE ENTITY OF ANY OTHER IMPROVEMENTS INCLUDING ROADS, SIDEWALKS, UTILITIES, STORM PIPING, ETC. OR TO THE EXTENT REQUIRED BY THEIR APPLICABLE DESIGN STANDARDS.

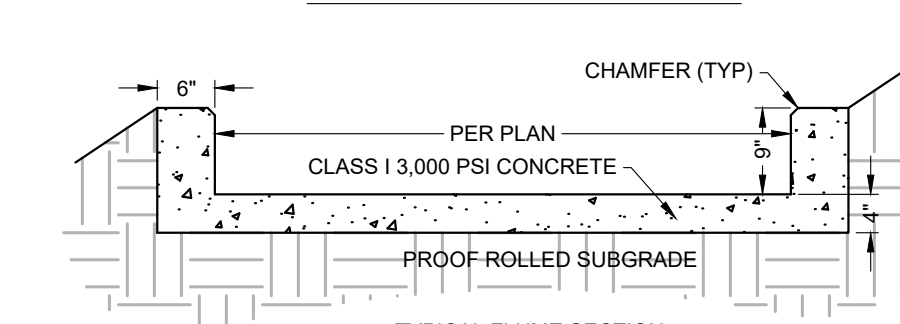
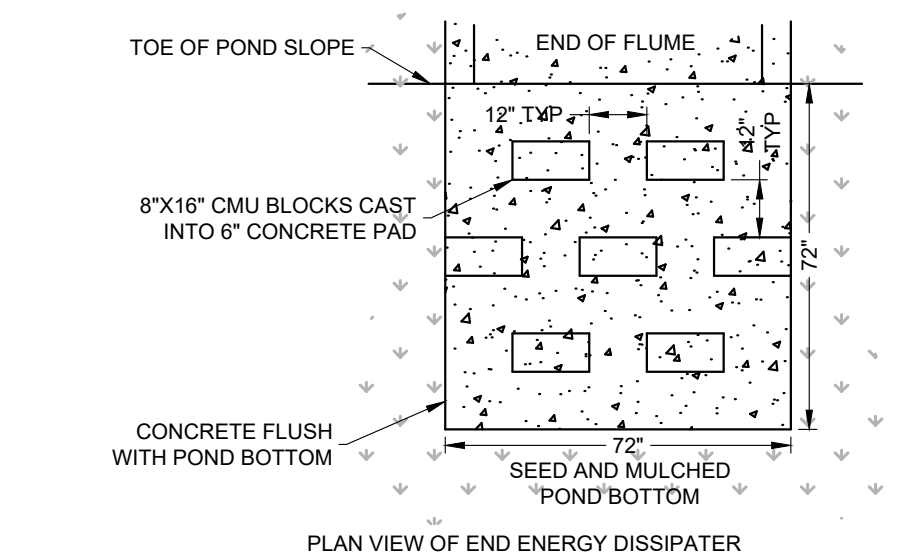
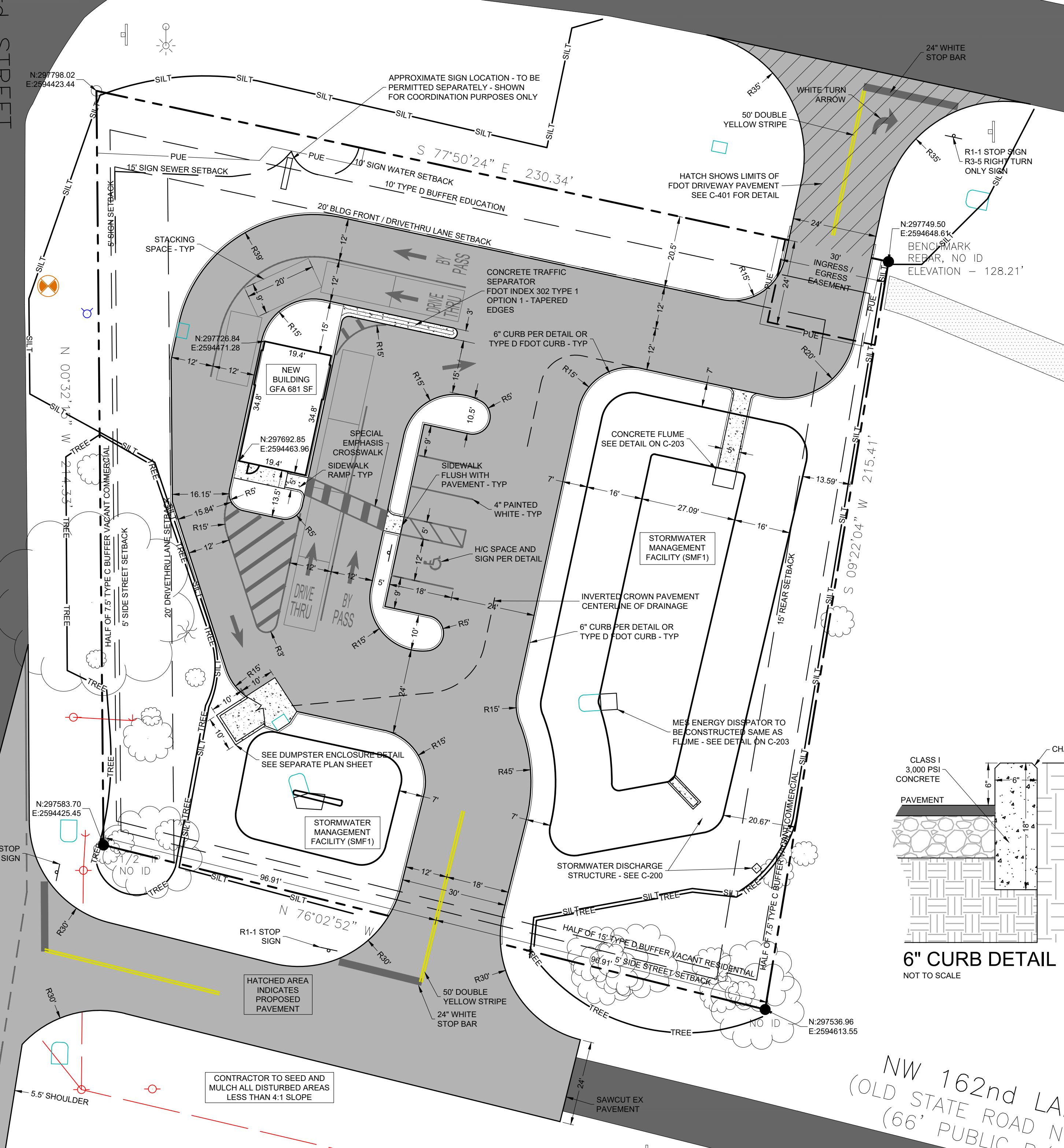
CLIENT: ELLINGROS, LLC	DESIGN: C.A. GUMIER, PE ELLINGROS COFFEE 086352001EG 2018-07-10	PERMITTING / DESIGN REVISIONS: 2018-04-12 CITY RESUBMITTAL 2018-04-17 ADDED SOFT-DOG UTILITIES AND REVISED JACK AND BORE 2018-04-26 DRAFT OF RESPONSE TO CITY COMMENTS 2018-05-01 CITY COMMENTS 2018-05-03 RESUBMITTAL TO THE CITY OF ALACHUA 2018-07-03 RESUBMITTAL TO THE CITY OF ALACHUA 2018-07-10 11 SETS FOR CITY OF ALACHUA 2018-07-30 11 SETS FOR CITY OF ALACHUA PAZ BOARD	PRICING: 2018-04-17 ADDED SOFT-DOG UTILITIES AND REVISED JACK AND BORE BUDGETING
QUALITY CONTROL: CITY OF ALACHUA FPEE 102 # _____ WAY APP # _____ FOOT DRAINAGE APP # _____ ACPW DRIVEWAY APP# _____ Grp PROJECT # _____		ENGINEER OF RECORD: CHRISTOPHER A. GUMIER FL PE # 71599 2018-07-30	
ELLINGROS CITY OF ALACHUA			
NOTES AND LEGEND			
C-010		FL CA # 31533 gumier.com (352) 281-4928 2503 NW 13th St., Box 314 Gainesville, FL 32609	



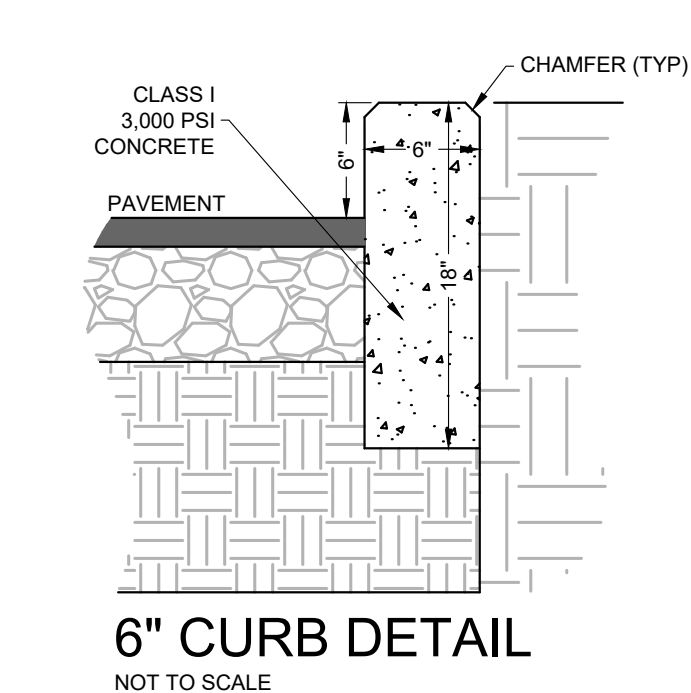


NW 173rd STREET
(COUNTY ROAD 235A)
(100' PUBLIC R/W)

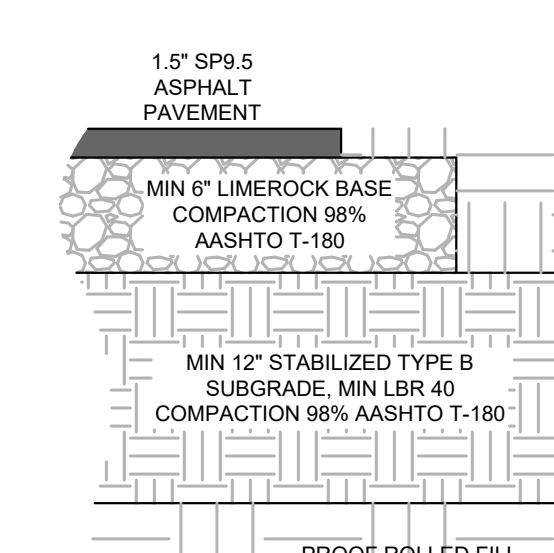
NW U.S. HIGHWAY 441
(200' PUBLIC R/W)



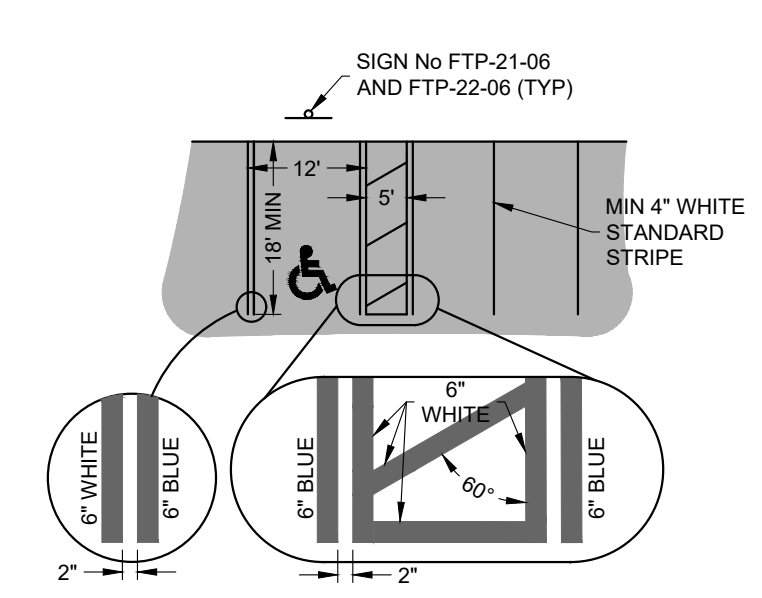
CONCRETE FLUME DETAIL
NOT TO SCALE



6" CURB DETAIL



PROPOSED STANDARD
PAVEMENT DESIGN DETAIL
NOT TO SCALE



- NOTES:
1. SEE PLANS FOR LAYOUT AND QUANTITY
 2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
 4. THE FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.

4. THE FTP-22-2 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.

ACCESSIBLE PARKING PAVEMENT MARKING DETAIL

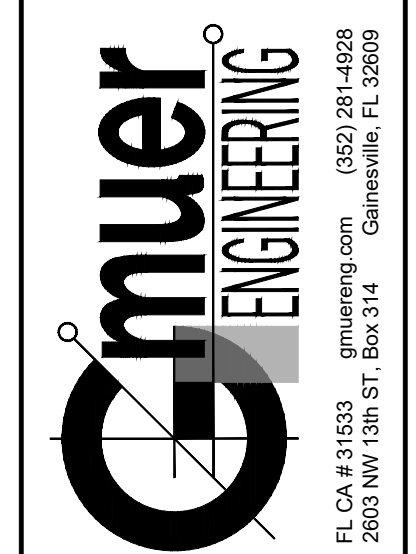
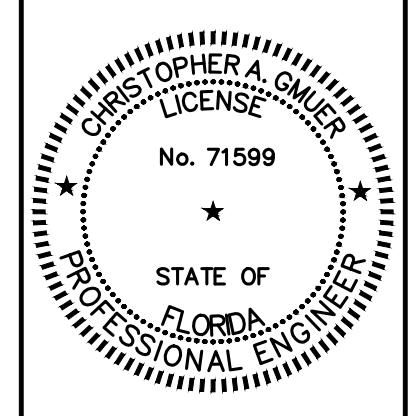
NOT TO SCALE

PRELIMINARY
BUDGETING

PERMITTING / DESIGN REVISIONS :

2018-04-12 CITY RESUBMITTAL	2018-04-17 ADDED SOFT UTILITIES AND REVISED JACK AND BORE
2018-04-13 CITY COMMENTS	2018-04-17 ADDED COMMENTS
2018-04-30 REVISED DRAFT OF SITE PLAN REVISIONS	2018-04-30 REVISED DRAFT OF SITE PLAN REVISIONS
2018-05-03 RESUBMITTAL TO THE CITY OF ALACHUA	2018-05-03 RESUBMITTAL TO THE CITY OF ALACHUA
2018-07-03 RESUBMITTAL TO THE CITY OF ALACHUA	2018-07-03 RESUBMITTAL TO THE CITY OF ALACHUA
2018-07-24 FINAL RESUBMITTAL TO THE CITY OF ALACHUA	2018-07-24 FINAL RESUBMITTAL TO THE CITY OF ALACHUA
2018-07-30 13 SETS FOR CITY OF ALACHUA FHZ BOARD	2018-07-30 13 SETS FOR CITY OF ALACHUA FHZ BOARD

ENGINEER OF RECORD :
CHRISTOPHER A. GMEUR
FL PE # 71599
2018-07-30



CLIENT :	ELLIANOS, LLC
DESIGN :	C.A. GIMUER, PE C.A. GIMUER, PE
QUALITY CONTROL :	
TITLE :	ELLIANOS COFFEE SITE PLAN
DATE :	0363.3352001.TEG 2016.A-291-1-009
PROJECT :	2016.D-291-014 TBD
PROJECT # :	17-0004

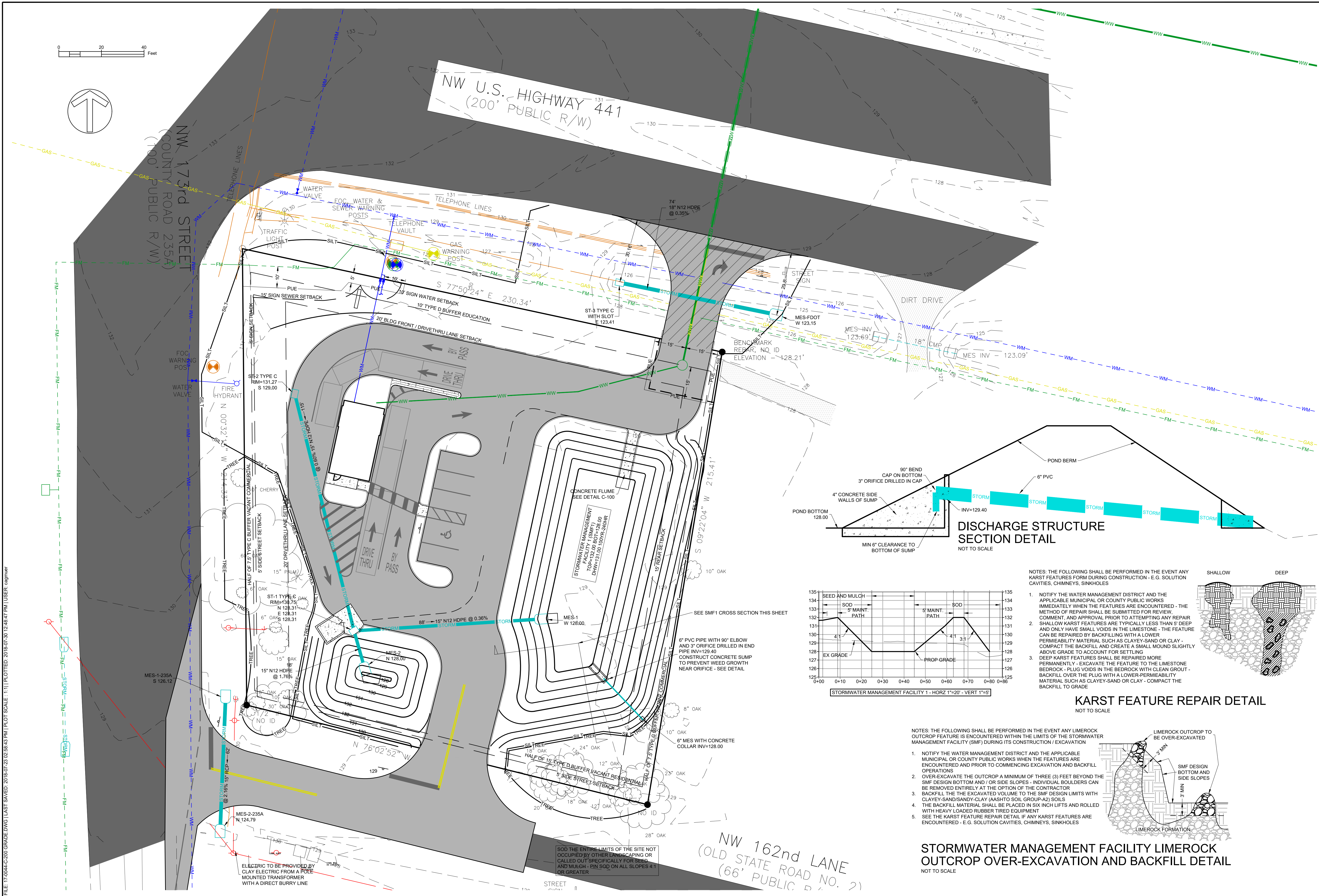
ELLIANOS
CITY OF
ALACHUA

SITE AND HORIZONTAL CONTROL PLAN

C-100

FILE: 17-0044-C-100 SITE.DWG | LAST SAVED: 2018-07-30 12:40:23 PM | PLOT SCALE: 1"=1' | PLOTTED: 2018-07-30 12:46:36 PM | USER: cagmuer

FILE: 174044-C-200 GRADE.DWG (LAST SAVED: 2018-07-20 02:56:43 PM) PLOT SCALE: 1"=11' PLOTTED: 2018-07-30 12:48:07 PM USER: cgmuer



PRELIMINARY
2018-04-17 ADDED SOFT-DIG UTILITIES AND REVISED JACK AND BORE
CONSTRUCTION :
BUDGETING

PERMITTING / DESIGN REVISIONS :
2018-04-12 CITY RESUBMITTAL
2018-04-17 ADDED SOFT-DIG UTILITIES AND REVISED JACK AND BORE
2018-04-30 REVISED DRAFT OF SITE PLAN REVISIONS
2018-05-03 RESUBMITTAL TO THE CITY OF ALACHUA
2018-07-30 FINAL RESUBMITTAL TO THE CITY OF ALACHUA
2018-07-30 13 SETS FOR CITY OF ALACHUA P&Z BOARD

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL # 71599
2018-07-30

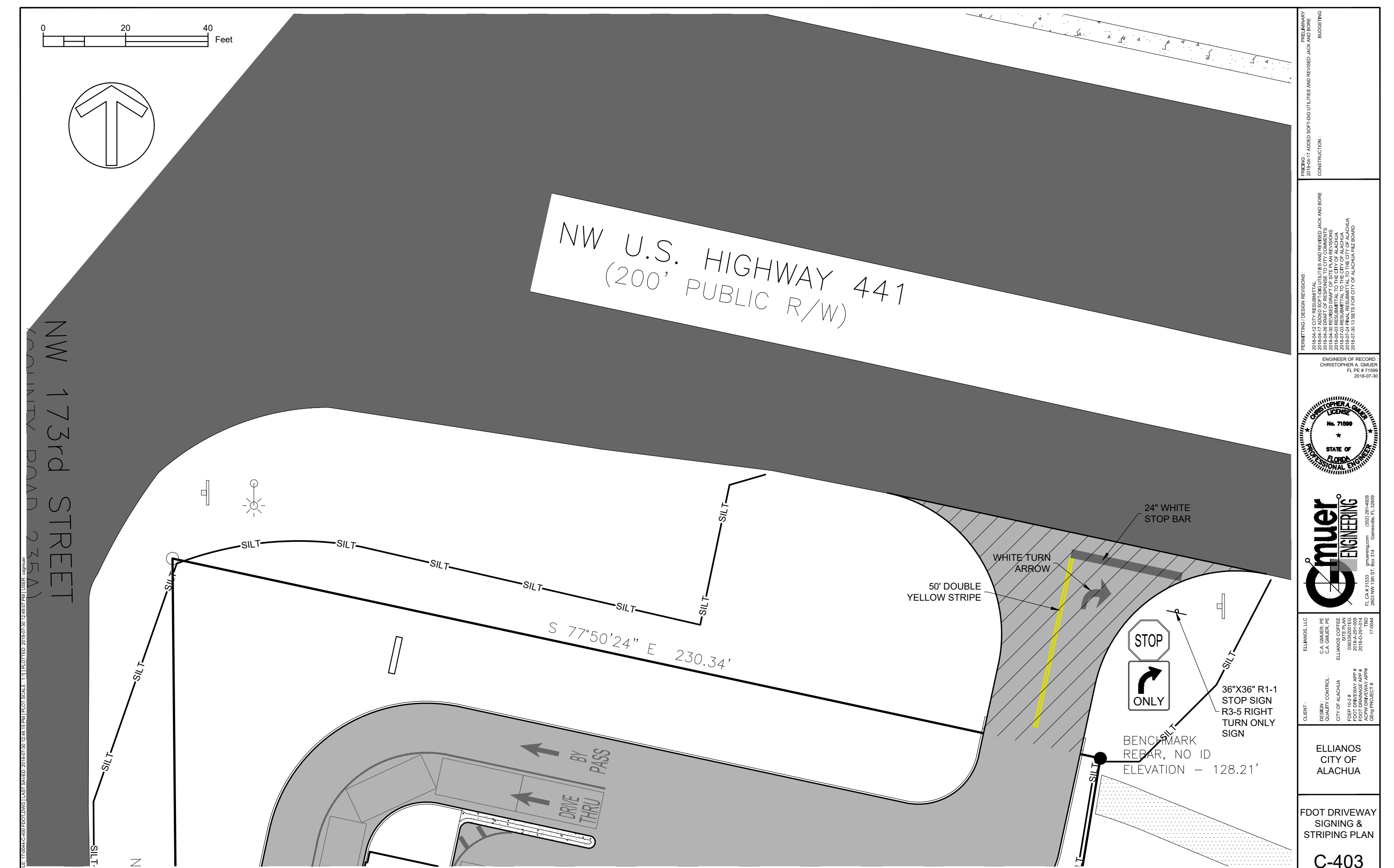
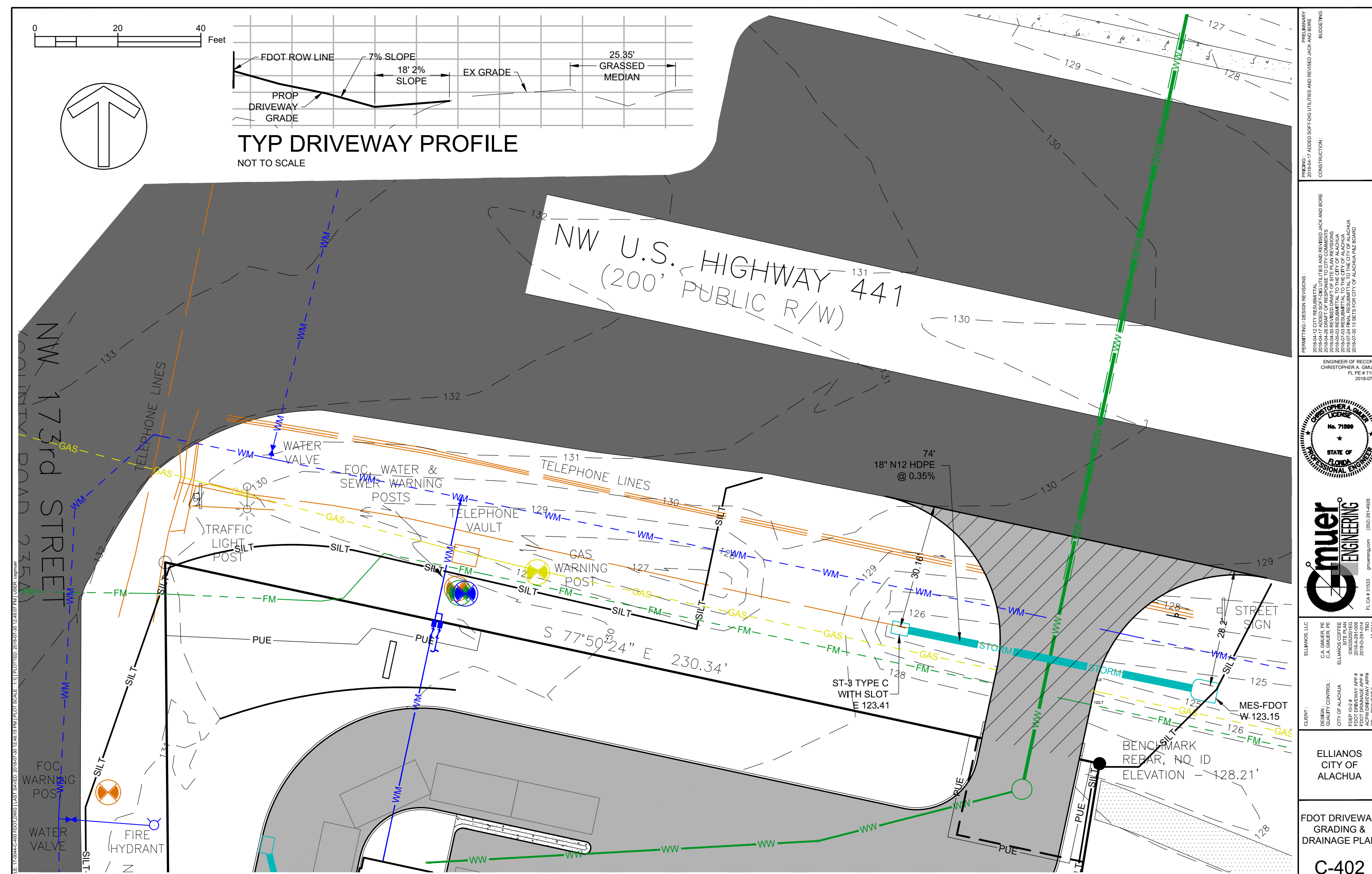
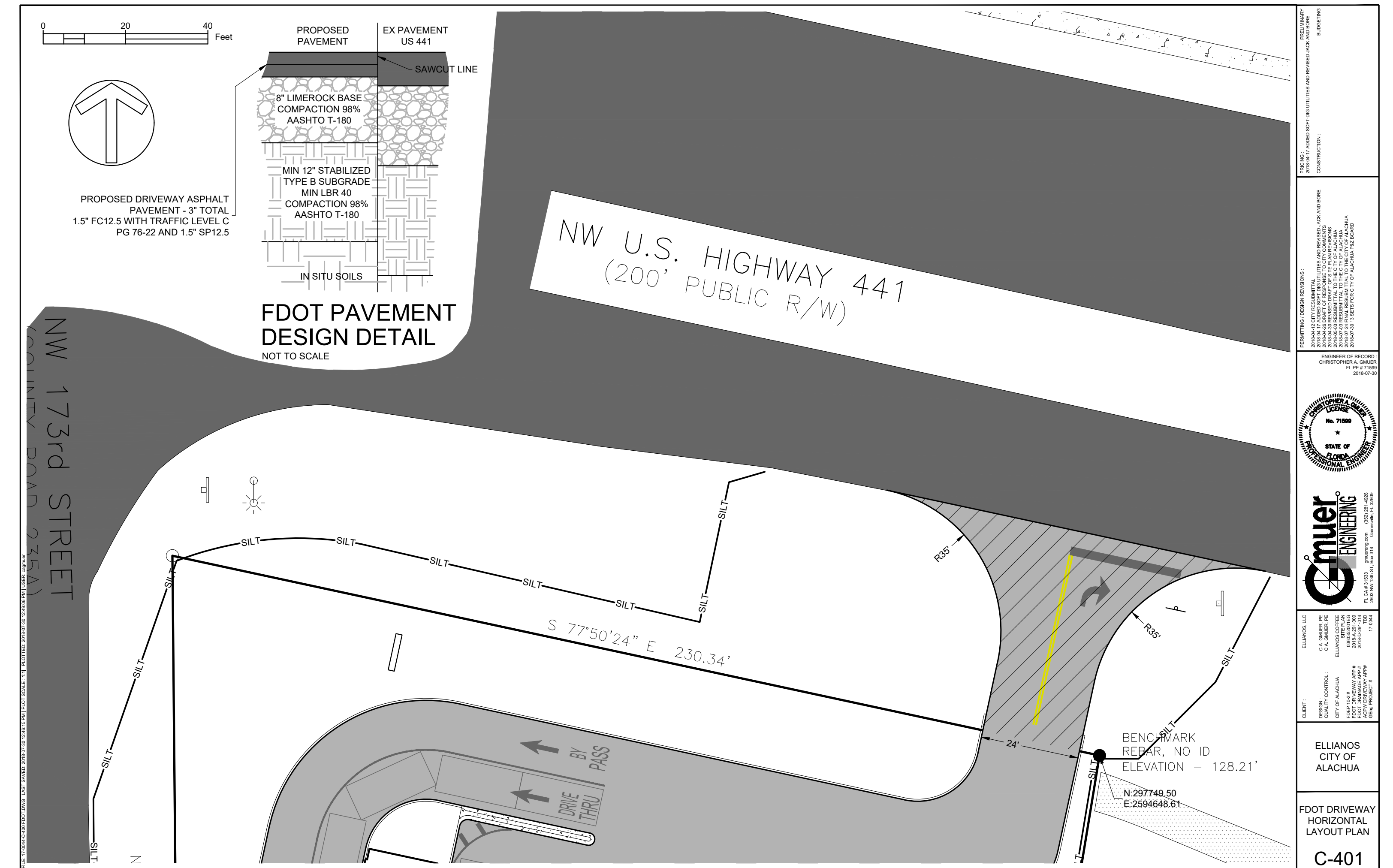
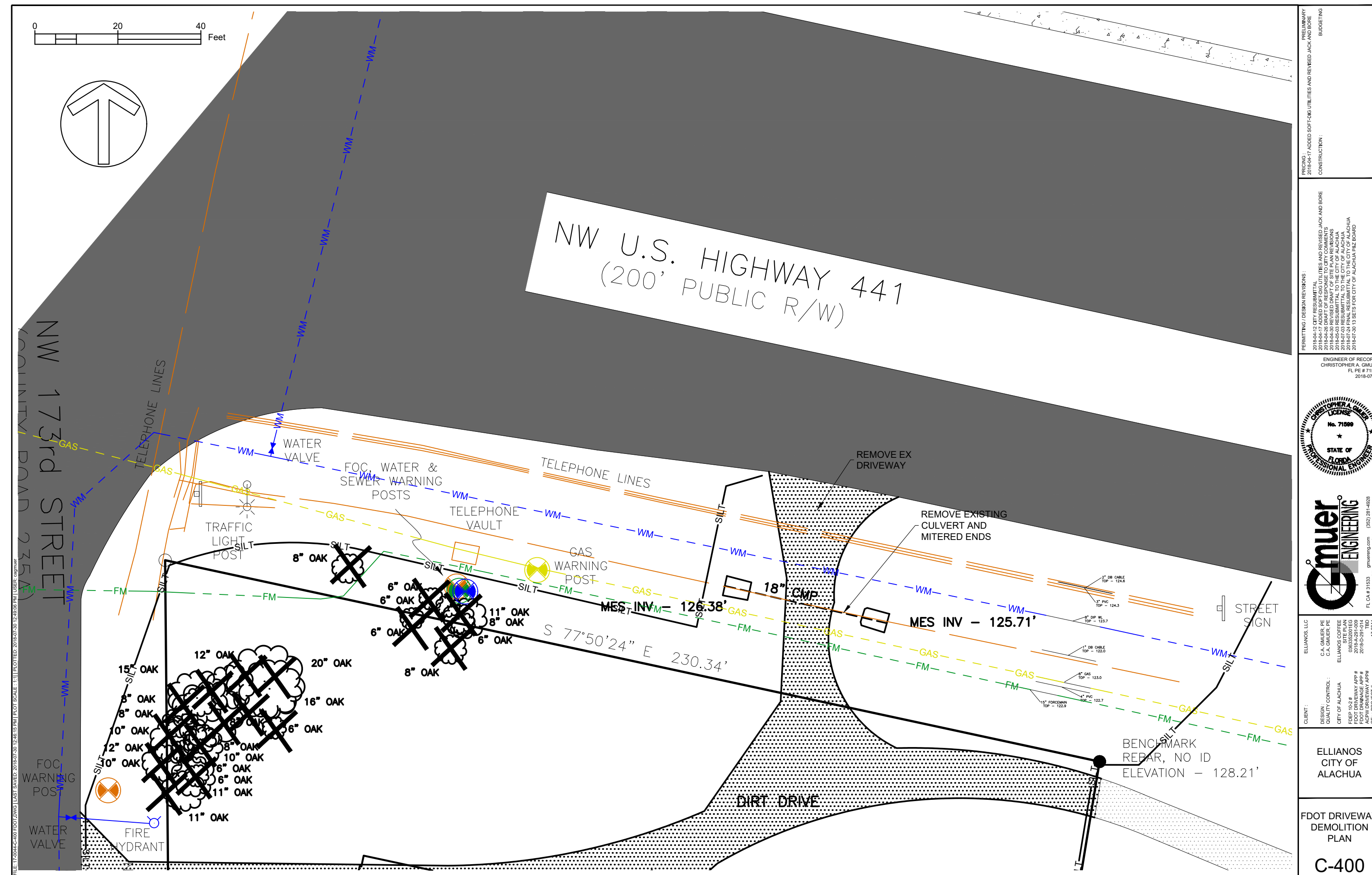
CHRISTOPHER A. GMUER
LICENSE
No. 71599
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Gmuer
ENGINEERING
FL CA # 31533
2803 NW 13th St, Box 314
Gainesville, FL 32609
gmuering.com (352) 281-4928
17/004

CLIENT :
DESIGN :
QUALITY CONTROL :
CITY OF ALACHUA
FREED 10-2-1
FOOT DRIVEWAY APP #
ACPP DRIVEWAY APP #
Geng PROJECT #

ELLIANOS
CITY OF
ALACHUA

PAVING,
GRADING, &
DRAINAGE
PLAN
C-200



PLOTDATE: 07/23/2018 10:34 PM USER: ELISABETH MANLEY
FILENAME: C:\USERS\ELISABETH MANLEY\DESKTOP\PROJECTS\2018\18-004 ELLIANOS ALACHUA - GMAUER\04_PRODUCTION\02_SPR & CD'S\2018-07-24 SPR 4\01_SHEETS\18004_TR_SHEETS.DWG

EXISTING REGULATED TREES AND REQUIRED MITIGATION

Per City of Alachua U.L.D.R. Article 6, Sec. 6.2.D., Tree planting, relocation, replacement, credit, banking & Sec. 6.2.2.D.4. Landscaping standards, Credits for preservation of existing trees preserved & Table 6.2-3. Credit for existing trees preserved

REQUIREMENTS =

- Tree Mitigation:** New trees shall be installed to replace removed healthy, regulated trees that are 10" DBH and over, excluding those trees on the City's Nuisance Tree List. Removed regulated trees shall be replaced on a 1 tree:1 tree basis. Removed heritage and champion trees shall be replaced on an inch:inch basis. Heritage trees are defined as 30" DBH or larger.
- Replacement Trees:** Shall be graded Florida No. 1 or better. Replacement trees shall be of a similar type as that being removed. 50% shall be shade trees and 75% shall be site-specific trees chosen from the recommended tree list.
- Tree Credits:** Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.
- NOTE:** Wild Cherry trees, which exist on this site, are included in the City's Nuisance Tree List, App. 6.2.2.A, and as such do not require mitigation if removed. Wild Cherry trees to remain have not been included as tree credits.
- NOTE:** Trees required for mitigation cannot be used for other site landscaping requirements. Mitigation trees are provided on landscape plans and identified with a 'M' on those plans.

TREE REMOVAL NOTES

- PRE-DESIGN MEETING:** IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
- EXISTING TREE PROTECTION:** PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES, OR STORED MATERIALS. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED. SEE DETAIL BELOW FOR ADDITIONAL REQUIREMENTS.
- EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
- TREE REMOVAL:** TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE ORANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT. A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.



NOTE:

- PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
- DO NOT REMOVE EXISTING UNDERSTORY VEGETATION WITHIN TREE BARRICADE AREAS-VEGETATION IS FULFILLING A REQUIREMENT FOR SITE SCREENING. SEE ADDITIONAL NOTES ON LANDSCAPE PLAN.
- DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
- NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS.
- NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
- A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
- ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
- ANY ROOT PRUNING AND/OR CANOPY PRUNING OF RETAINED TREES OR EXISTING VEGETATION DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS. THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF 'THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS' 'TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE' (ANSI A300) AND 'PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH--SAFETY REQUIREMENTS' (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.

1 EXISTING TREE PROTECTION DETAIL

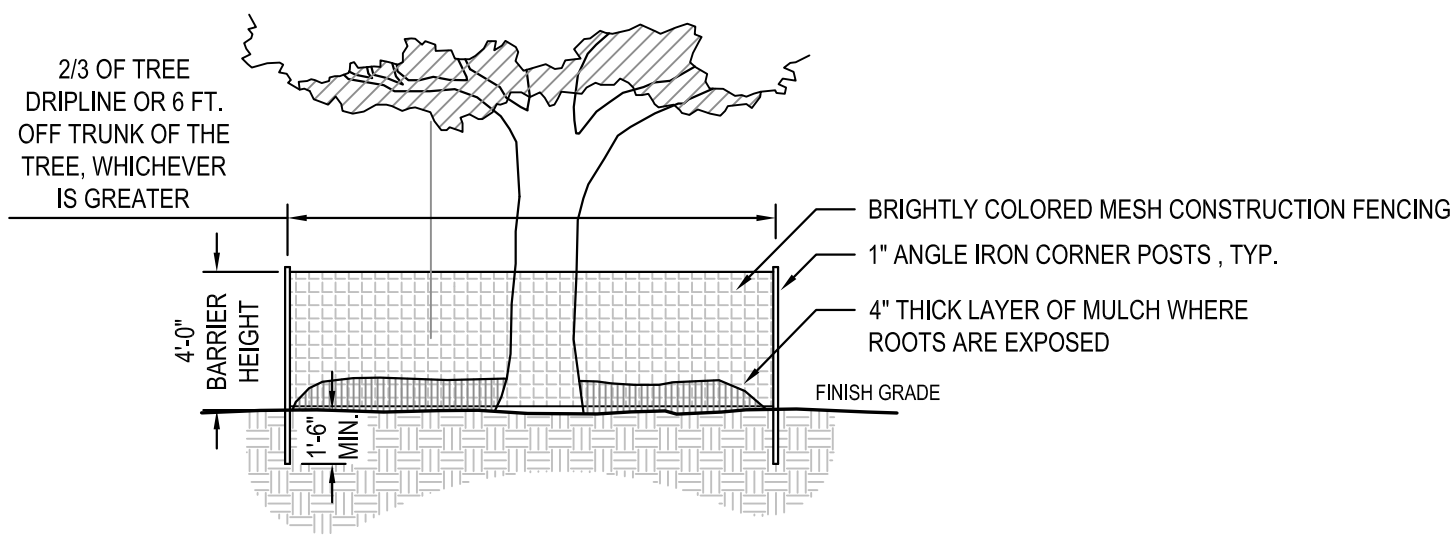
SCALE: N.T.S.

REMOVED REGULATED TREES AND TREES TO REMAIN THAT PROVIDE TREE CREDITS

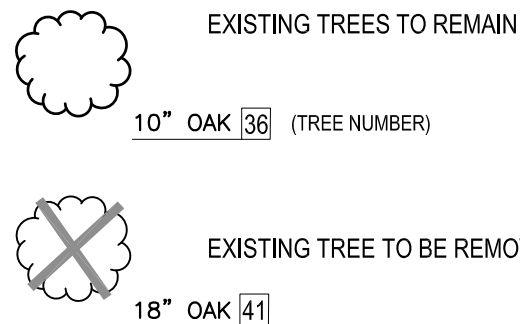
Tree No.	Existing Tree - Scientific / Common Name	Size (DBH)	Remove or Remain?	Remove - Mitigation Rate / Mitigation Tree	Remain - Tree Credit
1	Quercus laurifolia Laurel Oak	11"	Remove	1:1	1
2	Quercus virginiana Live Oak	20"	Remove	1:1	1
3	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
4	Quercus laurifolia Laurel Oak	15"	Remove	1:1	1
5	Quercus laurifolia Laurel Oak	16"	Remove	1:1	1
6	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
7	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
8	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
9	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
10	Quercus laurifolia Laurel Oak	11"	Remove	1:1	1
11	Quercus laurifolia Laurel Oak	11"	Remove	1:1	1
12	Quercus laurifolia Laurel Oak	11"	Remove	1:1	1
13	Quercus laurifolia Laurel Oak	11"	Remove	1:1	1
14	Prunus serotina Wild Cherry	14"	Remove	0	0
15	NOT USED				
16	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
17	NOT USED				
18	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
19	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
20	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
21	NOT USED				
22	Quercus laurifolia Laurel Oak	6"	REMAIN		1
23	Quercus laurifolia Laurel Oak	6"	REMAIN		1
24	NOT USED				
25	NOT USED				
26	Quercus laurifolia Laurel Oak	15"	REMAIN		3
27	Quercus laurifolia Laurel Oak	7"	Remove	0, less 10"DBH	
28	Quercus laurifolia Laurel Oak	8"	Remove	0, less 10"DBH	
29 *	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
30 *	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
31 *	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
32	Quercus laurifolia Laurel Oak	8"	REMAIN		2
33	Quercus laurifolia Laurel Oak	10"	REMAIN		2
34	Quercus virginiana Live Oak	30"	REMAIN		5
35 *	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
36 *	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
37 *	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
38	Quercus laurifolia Laurel Oak	18"	REMAIN		3
39	Quercus virginiana Live Oak	20"	REMAIN		4
40	Quercus laurifolia Laurel Oak	18"	REMAIN		3
41	Quercus laurifolia Laurel Oak	12"	REMAIN		2
42	Quercus laurifolia Laurel Oak	12"	REMAIN		2
43	Quercus laurifolia Laurel Oak	24"	REMAIN		1
44	Quercus laurifolia Laurel Oak	8"	REMAIN		2
45	Quercus virginiana Live Oak	28"	REMAIN		5
46	Quercus laurifolia Laurel Oak	23"	REMAIN		4
47	Quercus laurifolia Laurel Oak	10"	REMAIN		2
48	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
49	Quercus laurifolia Laurel Oak	20"	Remove	1:1	1
50	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
51	Quercus laurifolia Laurel Oak	15"	Remove	1:1	1
52	Quercus laurifolia Laurel Oak	18"	Remove	1:1	1
53	Quercus laurifolia Laurel Oak	30"	Remove	1:1	1
54	Quercus laurifolia Laurel Oak	17"	Remove	1:1	1
55	Quercus laurifolia Laurel Oak	14"	Remove	1:1	1
56	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
57	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
58	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
59	Quercus laurifolia Laurel Oak	17"	Remove	1:1	1
60	Quercus laurifolia Laurel Oak	27"	Remove	1:1	1
61	Quercus laurifolia Laurel Oak	23"	Remove	1:1	1
62	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
63	Quercus laurifolia Laurel Oak	24"	Remove	1:1	1
64	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
65	Quercus laurifolia Laurel Oak	12"	Remove	1:1	1
66	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
67	Prunus serotina Wild Cherry	10"	Remove	0	0
68	Quercus laurifolia Laurel Oak	13"	Remove	1:1	1
69	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
70	Quercus laurifolia Laurel Oak	18"	Remove	1:1	1
71	Prunus serotina Wild Cherry	10"	Remove	0	0
72	Quercus laurifolia Laurel Oak	18"	Remove	1:1	1
73	Prunus serotina Wild Cherry	10"	Remove	0	0
74	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
75	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1
76	Quercus laurifolia Laurel Oak	14"	Remove	1:1	1
Total Mitigation Trees Required				49	
Total Tree Credits Available					42

* Trees are located off-site but have been removed as part of this project's development. As such, mitigation for these trees is required.

SEE LANDSCAPE PLAN FOR LOCATION OF MITIGATION REPLACEMENT TREES AND FOR USE OF TREE CREDITS.



LEGEND



PROJECT NAME:

ELLIANOS

Alachua, FL

for
Ellianos, LLC

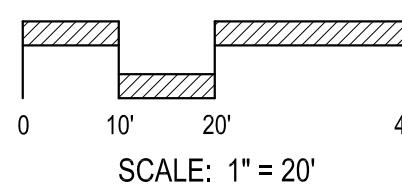
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PROJECT NO: 18-004
CLIENT'S NO:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 14 MAR 2018
REVISIONS:

03 MAY 2018
03 JULY 2018
24 JULY 2018

SCALE:



SHEET TITLE:

TREE REMOVAL AND TREE CREDITS PLAN

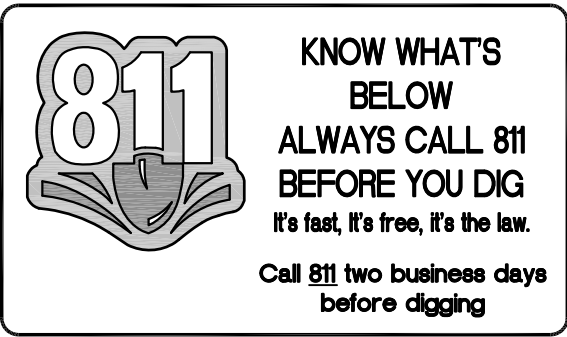
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LANDSCAPE NOTES

- PRE-DESIGN MEETING:** IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
- EXISTING TREE PROTECTION AND TREE REMOVAL:** SEE TREE REMOVAL AND TREE CREDITS PLAN.
- EXISTING UNDERSTORY VEGETATION:** PRESERVE EXISTING UNDERSTORY VEGETATION BELOW EXISTING TREES TO REMAIN AND WITHIN THE AREA ENCLOSED BY TREE BARRICADES. THIS VEGETATION IS REQUIRED FOR SITE SCREENING. IF IT IS REMOVED, REPLACEMENT WITH NEW SHRUBS TO REACH A HEIGHT OF 36" WITHIN THREE YEARS WILL BE REQUIRED. IF MINOR TRIMMING OF EXISTING VEGETATION IS REQUIRED, IT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS. PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
- EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
- VISIBILITY:** NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
- PLANTING PREPARATION:** REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH PH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
- PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
- PLANT MATERIAL, GENERAL:** ALL PLANT MATERIALS SHALL MEET FLORIDA NUMBER 1 REQUIREMENTS AS PER THE MOST CURRENT EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS; FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- PROPOSED TREES:** PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH 1 ½" CALIPER PER FLORIDA GRADES AND STANDARDS. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 ½" INCHES.
- PROPOSED SHRUBS:** PROPOSED SHRUBS SHALL BE A MINIMUM OF 24" HEIGHT IF UPRIGHT SPECIES AND 18" SPREAD IF SPREADING SPECIES.
- NEW TREE STAKING:** IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
- SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
- MULCH:** THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
- IRRIGATION:** SEE IRRIGATION PLANS FOR IRRIGATION DESIGN.
- RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL PLANT LIFE SHOWN ON A LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED.



XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.6.b. Xeriscape Standards

- Required: (i.) Preserve and maintain native vegetation.
Provided: Site plan preserves areas of existing trees and vegetation.
- Required: (ii.) Group plant material into water use zones based on water needs.
Provided: Proposed plant material has low to moderate watering requirements and as such can be grouped together in irrigation zones. See Irrigation Plans.
- Required: (iii.) Ensure plant types are appropriate for soils.
Provided: Selected plant material includes native tree species and Florida-friendly shrubs and groundcovers that are appropriate for anticipated site soils.
- Required: (iv.) Use of mulch.
Provided: Mulch is proposed for all trees, shrubs, and groundcover areas.
- Required: (v.) Use of low water use plants.
Provided: Native tree species are proposed, and Florida-friendly, low or moderate water demanding shrub and groundcover species are proposed.
- Required: (vi.) Efficient irrigation.
Provided: See Irrigation Plans, which does not water turf as it is a drought-tolerant species, provides a rain sensor, minimizes overspray and groups irrigation zones per plant type and similar watering demand.
- Required: (vii.) Maintenance.
Provided: Maintenance of landscape and irrigation is required per note 14 above, Landscape Notes.
- Required: (viii.) Drip irrigation or emitters.
Provided: Irrigation design includes drip irrigation - See Irrigation Plans.

Proposed landscape and irrigation design meet Xeriscape requirements for this project.

TREE CREDITS & TREE MITIGATION

Use of Credits: Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

See "TREE REMOVAL AND TREE CREDITS PLAN" for list of tree credits. See tree numbers on plans for reference.

- Total tree credits available: 42 credits
- Total tree credits used: 41 credits

See "TREE REMOVAL AND TREE CREDITS PLAN" for list of tree required mitigation trees. 50% mitigation trees to be canopy trees and 75% to be site specific species. Mitigation trees may not be used to satisfy other site landscape requirements. Mitigation trees are indicated with a "M" on plans.

- Total mitigation trees required: 49 replacement trees at 15 gal., 1.5" caliper
- Total mitigation trees provided: 49 replacement trees at 15 gal., 1.5" caliper including (80%) Canopy trees and (80%) are site specific species

SITE LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.1. Landscape Standards (c.) Business Uses

REQUIREMENTS =

- Canopy Trees, Primary/Street Facing Site Areas: (3) canopy trees per acre.

- Canopy Trees, Side and Rear Site Areas: (2) canopy trees per acre.

- Understory Trees, Entire Site: (6) ornamental/understory trees per acre, with 50% planted in front of the structure and 25% planted on each side.

- Grassing, Entire Site: A combination of solid sod, seeding and sprigs to cover 100% of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.

- Building Facade: An additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon. A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

PROVIDED = Total Project Area 1.03 AC

SIDE OF SITE	REQUIRED	PROVIDED
North/FRONT	Canopy: 3/AC = 3 Trees at 15-gallon, 1.5" caliper	Canopy: 12 Canopy trees provided
	Understory: 6/AC with 50% in Front = 6 Trees total with 3 in front	Understory: 7 Understory trees provided
West/SIDE	Canopy: 2/AC = 2 Trees at 15-gallon, 1.5" caliper	Canopy: 2 Tree Credits used
	Understory: 6/AC with 25% on side = 2 Trees	Understory: 2 Tree Credits used
South/SIDE	Canopy: 2/AC = 2 Trees at 15-gallon, 1.5" caliper	Canopy: 2 Tree Credits used
	Understory: 6/AC with 25% on side = 2 Trees	Understory: 2 Tree Credits used
East/REAR	Canopy: 2/AC = 2 Trees at 15-gallon, 1.5" caliper	Canopy: 2 Tree Credits used
Bldg. Facade	1 Canopy tree / 25 LF Row of shrubs, all perimeters	Continuous paving along building's eastern and western perimeters prevent tree and shrub plantings along these building facades. Shrub rows have been provided where possible along facades.
	Front/North Facade: 20 LF/25 = 1 Tree	Front/North: 1 Tree credit + shrub row
	Rear/East Facade: 35 LF/25 = 2 Trees	Rear/East: 2 Tree credits
	Side/West Facade: 35 LF/25 = 2 Trees	Side/West: 2 Tree credits
	Side/South Facade: 20 LF/25 = 1 Tree	Side/South: 1 Tree credit + shrub row
	Total required trees: 6 Trees	Total: 6 Tree credits to meet requirement
	6 trees at 15-gallon, 1.5" caliper = 9 caliper inches total required	

ARTERIAL FRONTAGE SCREENING REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.3.E. Arterial Frontage

REQUIREMENTS = Arterial frontage shall be screened with a series of canopy and understory trees, shrubs and ground cover, as follows. This requirement applies to the project's northern frontage along US Hwy 441.

- 5 canopy trees every 100 lineal feet of arterial frontage; and
- 3 understory/ornamental trees every 100 lineal feet of arterial frontage; and
- A continuous row of shrubs or groups of shrubs that forms an opaque screen for the entire length of arterial frontage
- 230 LF frontage

REQUIREMENT	PROVIDED
230 LF frontage / 20LF = 12 Canopy trees	12 Canopy trees
230 LF frontage / 33 LF = 7 Understory trees	7 Understory trees
Continuous hedge	Continuous hedge

PARKING LOT LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.2. Parking Lot Landscaping

REQUIREMENTS =

- Offset: Allow for a 2½-foot bumper overhang from the face of the curb to new plantings.

- Parking Interior Areas: (1) canopy or understory tree/2,000 SF with (10) shrubs per tree, ideally within interior of parking lot islands.

- Parking Perimeter: Shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary to allow for design creativity, as long as a minimum width of five feet is maintained. Include (4) canopy trees for every 100 lineal feet, (2) understory/ornamental trees per 100 lineal feet, and a continuous, opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.

PROVIDED =

- Parking Interior Areas: (1) canopy or understory tree/ 2,000 SF total parking lot area plus 10 shrubs/tree.

REQUIREMENT	PROVIDED
2,231 SF parking area / 2,000 SF = 2 trees total + 10 shrubs per tree = 20 shrubs	2 tree credits used for this requirement 20 shrubs provided

- Parking Perimeter: 4 canopy trees/100LF, 2 understory trees/100LF, and continuous, opaque hedge

REQUIREMENT	PROVIDED
Western Perimeter: 54 LF/ 25 = 3 Canopy trees 54 LF/ 50 = 2 Understory trees	Western: 3 tree credits for Canopy Trees 2 tree credits for Understory continuous hedge
Southern Perimeter: 43 LF/ 25 = 2 Canopy trees 43 LF/ 50 = 1 Understory trees	Southern: 2 credits for Canopy Trees 1 credits for Understory continuous hedge
Eastern Perimeter: 54 LF/ 25 = 3 Canopy trees 54 LF/ 50 = 2 Understory trees	Eastern: 3 tree credits for Canopy trees 2 tree credits for Understory continuous hedge
Northern Perimeter: 43 LF/ 25 = 2 Canopy trees 43 LF/ 50 = 1 Understory trees	Northern: 2 credits for Canopy Trees 1 credits for Understory continuous hedge

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.3. Perimeter Buffers

REQUIREMENTS =

- Vacant Adjacent Parcel (Sec. 6.2.2.D.3.d.i.): Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application.

- Existing Buffers (Sec. 6.2.2.D.3.d.ii.): Where a developing parcel is adjacent to an existing use, then the developing parcel shall provide the full buffer required adjacent to the existing use, unless a perimeter buffer meeting the standards of this section already exists on either lot.

- Existing Trees to Remain Credits (Sec. 6.2.2.D.4.): Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

PROVIDED =

SIDE OF SITE	REQUIRED	PROVIDED
North/FRONT	10' wide Type D, Education. Selected Option 2 Buffer, which requires one canopy tree per 40 LF, and one shrub per 5 LF. Total length = 230 LF/40 = 6 canopy trees and 46 shrubs.	12 canopy trees and 89 shrubs proposed
West/SIDE	7.5' wide Type C, Vacant Commercial = 50% required. Selected Option 2 Buffer, which requires one canopy tree per 30LF, and one shrub per 8 LF. 50% required = 1 tree/60LF and 1 shrub/16 LF. Total length = 215 LF/40 = 4 canopy trees and 14 shrubs.	2 proposed canopy trees + 2 tree credits used and 15 shrubs provided
South/SIDE	15' wide Type D, Vacant Residential = 50% required. Selected Option 2 Buffer, which requires one canopy tree per 40LF, and one shrub per 5 LF. 50% required = 1 tree/80LF and 1 shrub/10 LF. Total length = 194 LF/80 = 3 canopy trees and 20 shrubs.	1 proposed canopy tree + 2 tree credits used. 17 shrubs and existing understory vegetation to remain fulfills shrub credit.
East/REAR	7.5' wide Type C, Vacant Commercial = 50% required. Selected Option 2 Buffer, which requires one canopy tree per 30LF, and one shrub per 8 LF. 50% required = 1 tree/60LF and 1 shrub/16 LF. Total length = 215 LF/40 = 4 canopy trees and 14 shrubs.	1 proposed canopy tree + 3 tree credits used. 14 shrubs provided on either side of pond top of banks.

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.8. Plantings

REQUIREMENTS =

- When fewer than (20) trees are required on a site, no more than 50% shall be of one type, OR
- When more than (20) but fewer than (40) trees are required, no more than 50% shall be of one single species, OR
- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.

TOTAL REQ. TREES	REQUIREMENT	PROVIDED
69	No more than a total of (34) for one proposed species	Most of one species is (16)

PROJECT NAME:

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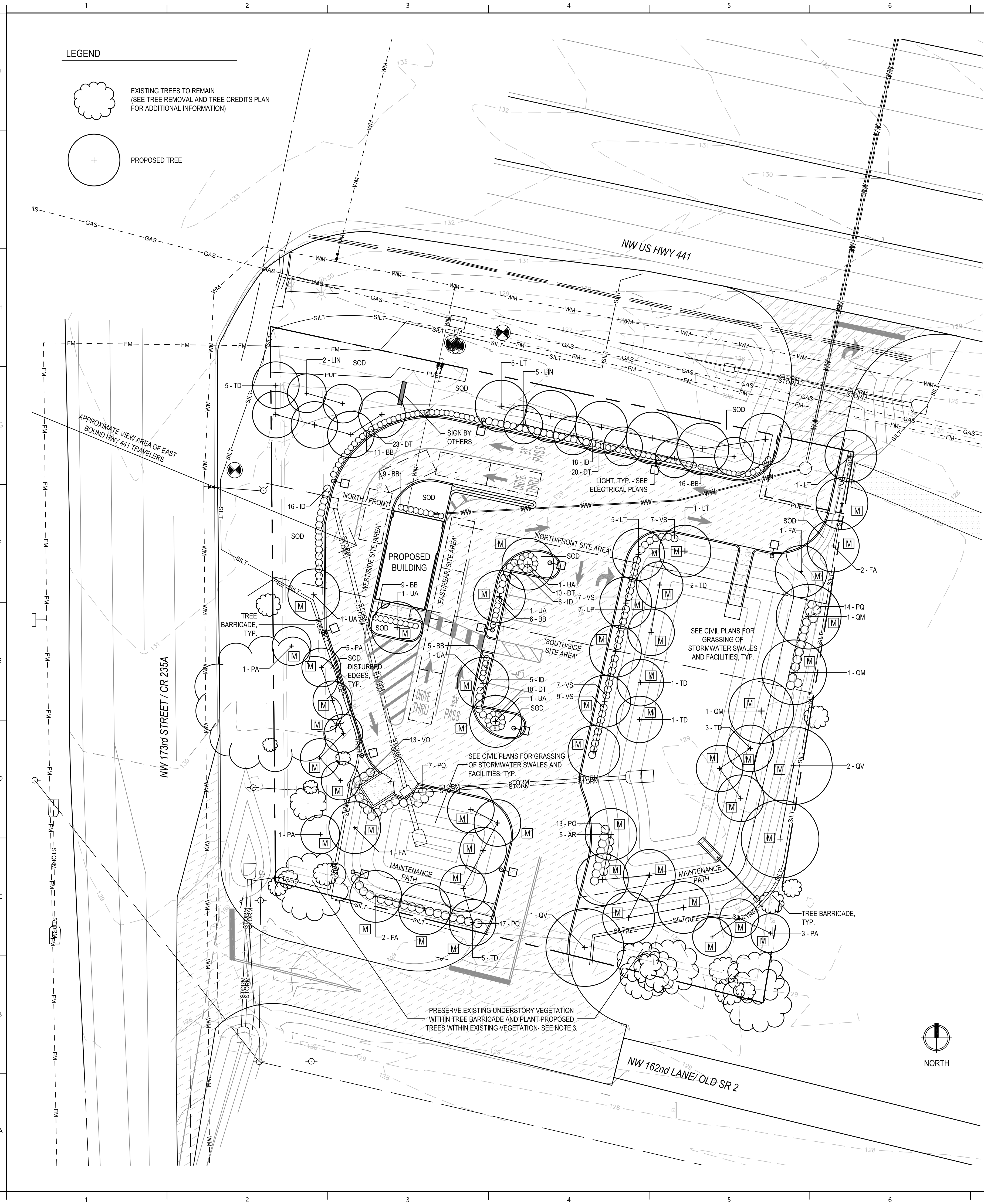
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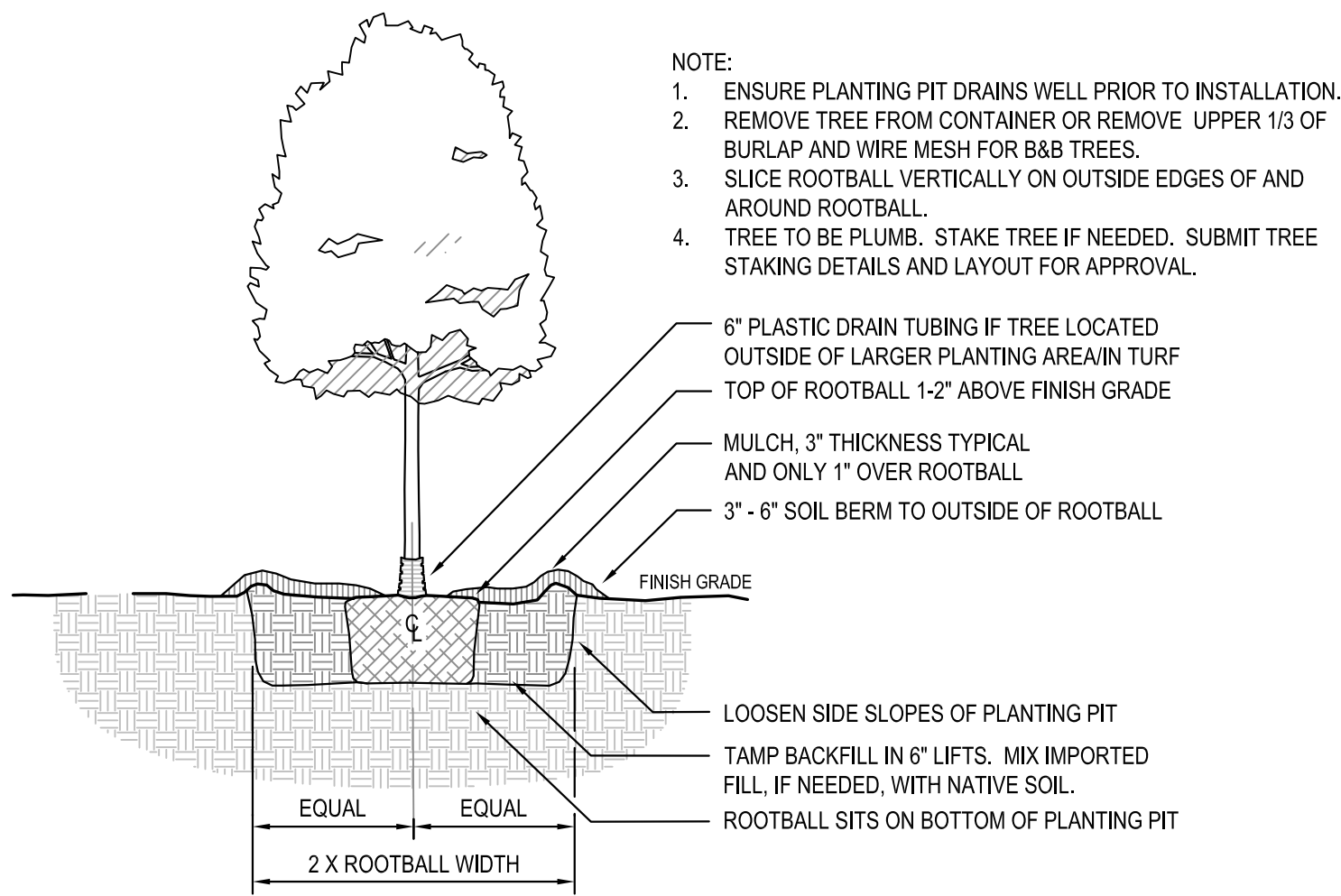
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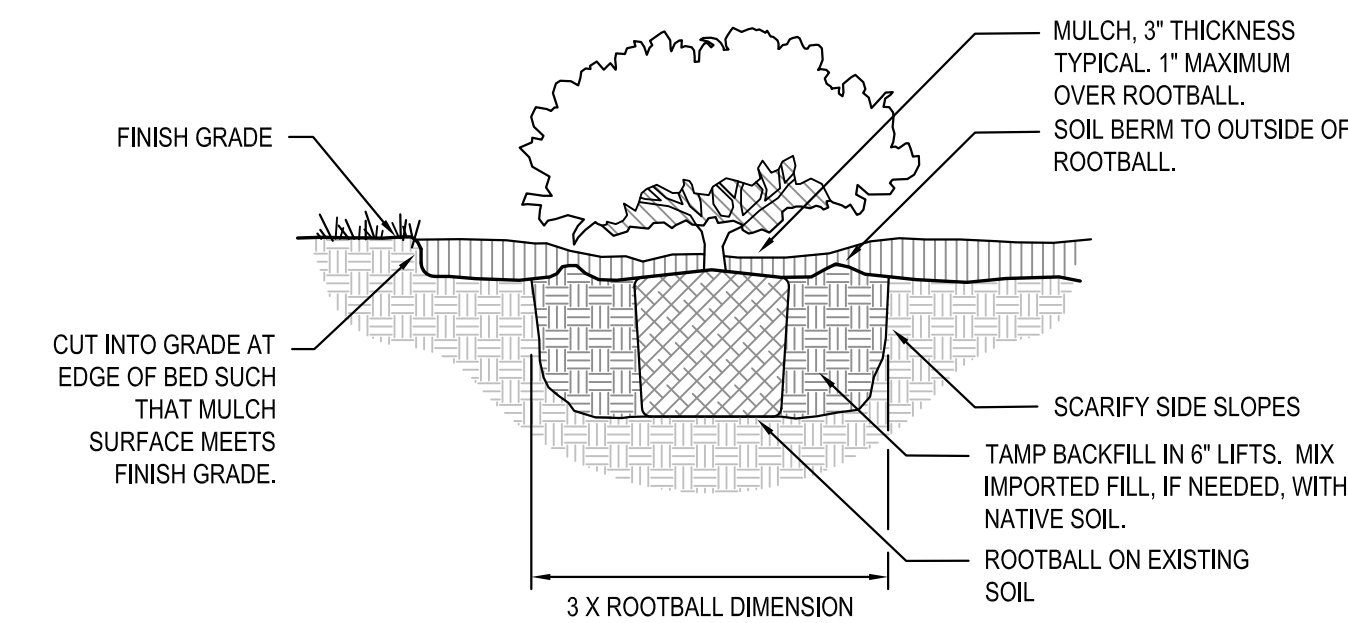
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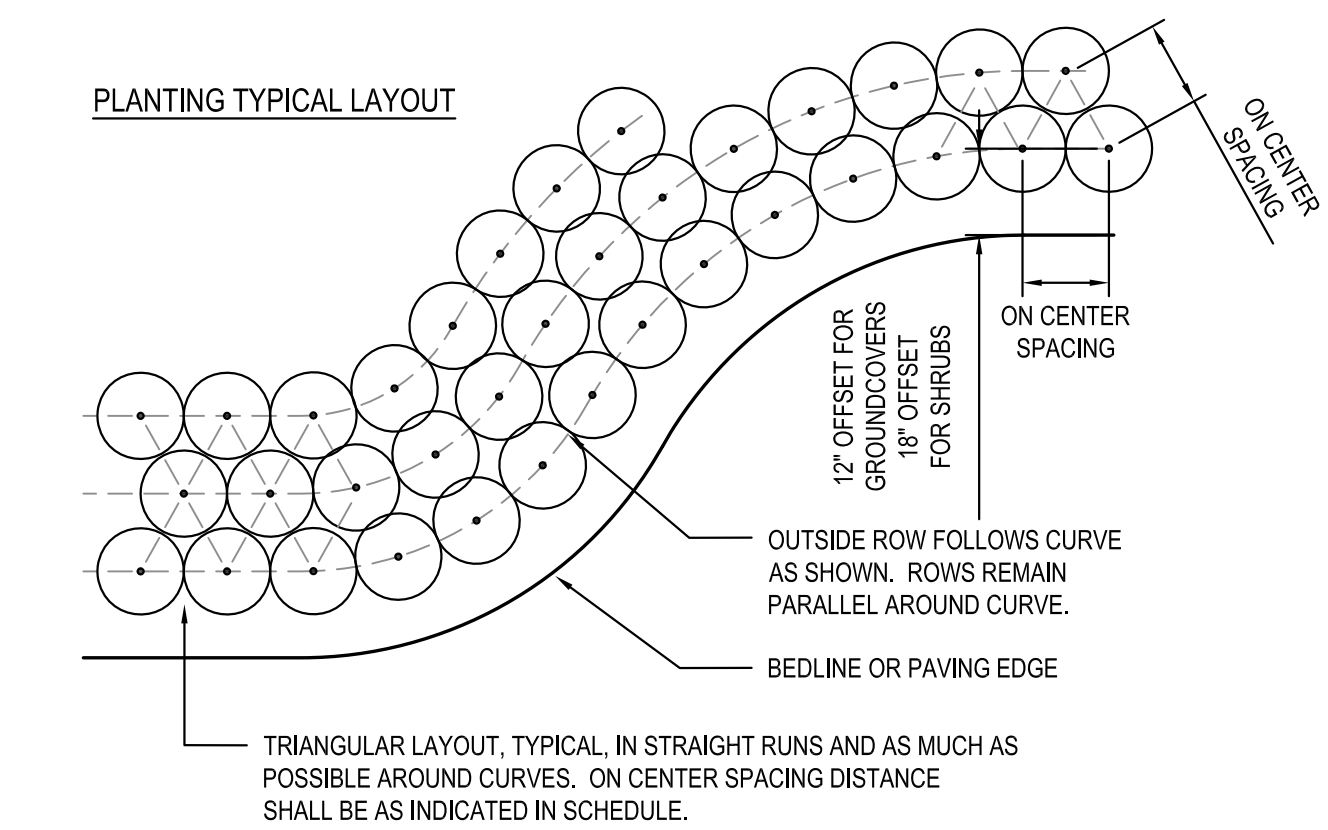
PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
AR	5	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
FA	6	Fraxinus americana	White Ash	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
LIN	7	Lagerstroemia indica x faurei 'Natchez'	Natchez Crape Myrtle	15 gal., 8' ht. x 24" sprd., 1.5" cal.	As shown	Standard form, 'Understory Tree'
LT	13	Liriodendron tulipifera	Tulip Poplar	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
PA	10	Prunus angustifolia	Chickasaw Plum	15 gal., 7' ht. x 24" sprd., 1.5" cal.	As shown	'Understory Tree'
QM	3	Quercus michauxii	Swamp Chestnut Oak	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
QV	3	Quercus virginiana	Southern Live Oak	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
TD	17	Taxodium distichum	Bald Cypress	15 gal., 7' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
UA	6	Ulmus alata	Winged Elm	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
BB	56	Buxus microphylla	Boxwood	3 gal., 24" ht. x 9" sprd.	24" o.c.	
DT	63	Dianella tasmanica 'Variegata'	Variegated Flax Lily	3 gal., 18" ht. x 16" sprd.	24" o.c.	
ID	45	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal., 24" ht. x 18" sprd.	30" o.c.	
LP	7	Loropetalum chinense rubrum 'Plum Delight'	Plum Loropetalum	3 gal., 24" ht. x 18" sprd.	30" o.c.	
PQ	51	Paspalum quadrifarium	Crowngrass	1 gal., 18" ht., full	36" o.c.	
VO	13	Viburnum odoratissimum	Sweet Viburnum	3 gal., 24" ht. x 18" sprd.	36" o.c.	
VS	30	Viburnum suspensum	Sandankwa Viburnum	3 gal., 24" ht. x 18" sprd.	30" o.c.	
SOD/SEED		BOTANICAL NAME	COMMON NAME	SIZE		NOTES
SOD		Paspalum notatum 'Argentine'	Bahia Grass	sod		Sand grown and weed free



1 TREE PLANTING DETAIL
 SCALE: N.T.S.



2 SHRUB AND GROUNDCOVER PLANTING DETAIL
 SCALE: N.T.S.



3 SHRUB AND GROUNDCOVER LAYOUT DETAIL
 SCALE: N.T.S.

Manley Design, LLC
 3462 NW 13th Avenue
 Gainesville, Florida 32605
 (352) 363-7412
 Certificate of Authorization No. LC26000575

PROJECT NAME:

ELLIANOS

Alachua, FL

for
 Ellianos, LLC

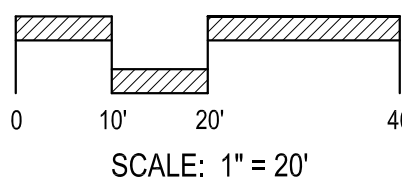
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LANDSCAPE PLAN
 AND DETAILS

SHEET NUMBER:

L-103

USER: ELISABETH MANLEY
PLOTDATE: 07/23/2018 11:11 PM
FILENAME: C:\USERS\ELISABETH MANLEY\DESKTOP\PROJECTS\2018\18-004 ELLIANOS ALACHUA - GMAUER\04_PRODUCTION\02_SPR & CO'S\2018-07-24 SPR 4\01_SHEETS\18004_LL_SHEETS.DWG

TECHNICAL SPECIFICATIONS - PLANTING, SECTION 329000

PART 1 - GENERAL

1.1 SUMMARY

- A. PROVIDE ALL LABOR, EQUIPMENT AND INCIDENTALS REQUIRED TO RENDER ALL SERVICES REQUIRED TO SUCCESSFULLY INSTALL ALL TURF AND LANDSCAPE PROPOSED WITHIN THE PROJECT AREA AS DEFINED ON PLANS.
- B. WORK WILL INCLUDE BUT IS NOT LIMITED TO PREPARATION, INSTALLATION, AND MAINTENANCE FOR PROPOSED TURF AND LANDSCAPE MATERIAL.

1.2 SUBMITTALS

- A. PROVIDE TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING ACTIVITIES. SUBMITTALS SHALL INCLUDE:
1. A COPY OF CURRENT CERTIFICATE AS A CERTIFIED LANDSCAPE CONTRACTOR BY THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION (FNGLA).
 2. A COPY OF CURRENT PEST CONTROL LICENSE (ROW, ORNAMENTAL AND/OR AQUATIC, IF APPROPRIATE)
 3. MANUFACTURER'S LABELS OR INFORMATION FOR ANY COMPONENTS INCORPORATED INTO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FERTILIZERS, PESTICIDES, AND STAKING SYSTEMS.
 4. IF REGENERATED PALMS ARE PROPOSED WITHIN THE PROJECT, REPRESENTATIVE COLOR PHOTOGRAPHS OF "REGENERATED PALMS" SHALL BE PROVIDED BY THE CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. PHOTOS SHALL CLEARLY DEPICT THE FOLLOWING: CLEAR TRUNK HEIGHT; THE TRUNK DIAMETER MEASURED AT THE BASE; THE ROOT BALL MEASUREMENTS; REGENERATED ROOTS ON ALL SIDES OF THE ROOT BALL; AND THREE FULLY EXPANDED NEW FRONDS.
 5. IF IMPORTED FILL IS REQUIRED TO AUGMENT EXISTING CONDITIONS FOR PLANTING, PROVIDE IMPORTED FILL AS DESCRIBED WITHIN PRODUCTS SECTION. PROVIDE A SOIL ANALYSIS THROUGH THE UNIVERSITY OF FLORIDA EXTENSION SOIL TESTING LABORATORY FOR EACH FILL SOURCE AND INCLUDING INCLUDE A WRITTEN REPORT CONTAINING SOIL-AMENDMENT AND FERTILIZER RECOMMENDATIONS FOR EACH SOURCE.
 6. SCHEDULE OF VALUES: PRIOR TO THE COMMENCEMENT OF THE WORK, SUBMIT INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS (MULCH SHALL BE INCLUDED IN THE INSTALLED UNIT PRICING) AND SODDING. THE SCHEDULE OF VALUES SHOULD EQUAL THE TOTAL CONTRACT PRICE FOR LANDSCAPE INSTALLATION.
 7. TYPEWRITTEN INSTRUCTIONS PROVIDING A MAINTENANCE SCHEDULE AND ALL MAINTENANCE OPERATIONS NECESSARY TO MAINTAIN THE PLANTINGS DURING AND FOLLOWING INSTALLATION, AS SPECIFIED BELOW.
 8. WRITTEN WARRANTIES AS SPECIFIED BELOW.
 9. RECORD DRAWINGS: FURNISH ONE SET OF RECORD DRAWINGS THAT CLEARLY SHOW ALL CHANGES MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF THE WORK. DRAWINGS SHALL BE PROVIDED IN PDF FILE FORMAT AND TO BE FULLY LEGIBLE AND TO SCALE.

1.3 QUALITY CONTROL

- B. ALL WORK SHALL BE PERFORMED BY A FNGLA CERTIFIED LANDSCAPE CONTRACTOR (FCLC) WHO HAS COMPLETED LANDSCAPE WORK SIMILAR IN SCOPE, MATERIAL, DESIGN, AND EXTENT TO THAT AS INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL TREE AND SHRUB ESTABLISHMENT. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FCLC CERTIFICATION UNDER FNGLA.
- C. PRUNING, IF REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
- ALL PLANT MATERIAL TO COMPLY WITH "FLORIDA #1" GRADE QUALITY STANDARD AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- D. UNSATISFACTORY OR DEFECTIVE MATERIAL MAY BE REJECTED AT ANY TIME, AND REJECTED MATERIAL SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
- E. CONTRACTOR SHALL MAINTAIN AND EXPERIENCED, FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING ALL PLANTING ACTIVITIES.
- F. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS PROOF OF NON-AVAILABILITY OR EVIDENCE OF EQUAL STATUS IS DEMONSTRATED PRIOR TO ORDERING AND/OR INSTALLATION. CONTRACTOR TO SUBMIT A SUBSTITUTION REQUEST TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING, DELIVERY, OR INSTALLATION OF MATERIAL. THE SUBSTITUTION REQUEST SHALL IDENTIFY THE ISSUE WITH THE SPECIFIED MATERIAL AND PROPOSE ALTERNATIVE, EQUAL MATERIAL(S). INFORMATION TO BE PROVIDED REGARDING ALTERNATIVE MATERIALS SHALL INCLUDE SCIENTIFIC NAME, COMMON NAME, SIZE, AND SOURCE.
- G. PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS OR ANALYSIS BY RECOGNIZED LABORATORY.

1.4 CONTRACTOR REQUIREMENTS

- A. PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY FOR COMPLETION OF WORK AND MAINTENANCE.
- B. OBTAIN ALL NECESSARY PERMITS, LICENSES, AND NOTIFICATIONS AND PAY FEES NECESSARY FOR COMPLETION OF THE WORK.
- C. COMPLY WITH ALL APPLICABLE CODES.
- D. COORDINATE WITH OTHER TRADES WORKING ON THE PROJECT DURING PLANTING ACTIVITIES.
- E. COORDINATION SHALL OCCUR WITH OTHER CONTRACTORS OR PROJECTS OCCURRING OFF SITE IF NECESSARY.
- F. IDENTIFY AND VERIFY THE LOCATION OF ALL UTILITIES WITHIN PROPOSED PLANTING AREAS. CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AS REQUIRED BY CHAPTER 556 OF FLORIDA STATUTES PRIOR TO ANY EXCAVATION OR PLANTING ACTIVITIES.
- G. PROVIDE SAFE STORAGE FOR ALL EQUIPMENT AND MATERIALS. STORAGE OF SUCH ITEMS IS AT THE CONTRACTOR'S RISK.
- H. REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE OCCURRING DUE TO CONTRACTOR NEGLIGENCE TO EXISTING UTILITIES, STRUCTURES, FURNISHINGS, HARDSCAPE, LANDSCAPE, OR OTHER ELEMENTS TO REMAIN. ANY DAMAGED WORK SHALL BE REPAIRED AS PER PLANS, OTHER SPECIFICATIONS SECTIONS, OR AS INSTRUCTED BY THE OWNER'S REPRESENTATIVE.
- I. MAINTENANCE DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE.

1.5 WARRANTY

- A. EXISTING LANDSCAPE AND VEGETATION
1. ALL EXISTING LANDSCAPE AND TURF TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
- B. NEW PLANTS
1. WARRANTY SHRUBS AND GROUNDCOVER FOR A PERIOD OF TWELVE (12) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR THAT WHICH IS A RESULT OF NEGLIGENCE BY OWNER, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
 2. REMOVE AND REPLACE ANY LANDSCAPE MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD.
- B. NEW SOD:
1. WARRANTY ALL GRASS FOR A PERIOD OF SIX (6) MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR THE UNUSUAL PHENOMENA OR INCIDENTS, WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
 2. REMOVE AND REPLACE ALL TURF FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION DURING WARRANTY PERIOD AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- C. REPAIR GRADES, LAWN AREAS, PAVING, AND ANY OTHER DAMAGE RESULTING FROM REPLACEMENT PLANTING OPERATIONS, AT NO ADDITIONAL COST TO OWNER.
- D. IF ANY PLANTS ARE REPLACED DURING THE WARRANTY PERIOD, THEN THE REPLACEMENT MATERIAL SHALL ALSO BE WARRANTED FOR THE SAME PERIOD AS LISTED FOR NEW MATERIAL, ABOVE, FROM THE DATE OF REPLACEMENT. ONLY ONE REPLACEMENT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
- E. A FINAL INSPECTION WILL BE MADE AT THE END OF THE WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, IN WRITING, THIRTY (30) DAYS PRIOR TO THE END OF THE WARRANTY PERIOD, AT WHICH TIME THE OWNER HAS THE OPTION TO PERFORM AN END OF WARRANTY INSPECTION. FAILURE TO NOTIFY THE OWNER OF THE END DATE OF THE WARRANTY PERIOD SHALL CAUSE THE WARRANTY PERIOD TO EXTEND UNTIL SUCH TIME AS THE CONTRACTOR GIVES THE OWNER THE REQUIRED 30 DAYS NOTICE.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
- B. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.
- C. PLANTS: DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME. HANDLE PLANT MATERIALS BY ROOTBALL.

PART 1 - GENERAL, CONT

1.7 PROJECT CONDITIONS

- A. COORDINATE AND COOPERATE WITH OTHER TRADES TO ENABLE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
- B. IF WEATHER CONDITIONS DETRIMENTAL TO PLANTING ARE ENCOUNTERED OR ANTICIPATED, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANTING SHALL NOT OCCUR DURING PERIODS OF OR WITHIN 48 HOURS OF PREDICTED TEMPERATURES LESS THAN 32 F.
- C. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR ANTICIPATED, INCLUDING BUT NOT LIMITED TO LIMESTONE, ROAD BASE, RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OBSTRUCTIONS, OR TOXIC MATERIALS, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- D. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
- E. DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL, 811. PERFORM WORK IN A MANNER THAT AVOIDS POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.

PART 2 - PRODUCTS

2.1 FILL

- A. IF REQUIRED TO AUGMENT EXISTING SOILS FOR LANDSCAPE AND TURF INSTALLATION, PROVIDE NEW, DEEP FILL MATERIAL AS PER USDA STANDARD TEXTURES AND THAT IS TAKEN FROM WELL-DRAINING LOCAL SOURCES WITH SIMILAR SOIL TYPES AS FOUND AT THE PROJECT SITE.
- B. FILL TO BE SUITABLE FOR PLANT GROWTH, FRIABLE, AND FREE OF CLAY LUMPS, BRUSH, WEEDS, SEEDS, ROOTS, STUMPS, STONES, ORGANIC MUCK, HARD PAN CLAY, LITTER AND CONSTRUCTION DEBRIS INCLUDING LIMEROCK OR PAVING BASE MATERIAL, ASPHALT, AND CONCRETE, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH
- C. FILL TO BE OF PH 5-6.5.

2.2 MULCH

- A. MULCH SHALL BE PINE STRAW, FREE OF BRANCHES, CONES, AND DEBRIS.

2.3 COMMERCIAL FERTILIZER

- A. SHRUBS AND GROUNDCOVERS: UTILIZE A ROOT STARTER OR EQUIVALENT SLOW RELEASE FERTILIZER TO ENCOURAGE ROOT GROWTH. APPLY AT MANUFACTURER'S RECOMMENDED RATE. ROOT STARTER SHALL BE A COMPLETE, SLOW RELEASE FERTILIZER WITH ORGANIC NITROGEN AND CONTAIN THE FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:
1. BETWEEN 5-6% TOTAL NITROGEN (N) CONSISTING OF 3.5-4.5% WATER INSOLUBLE/SLOW RELEASE NITROGEN AND 1.5% WATER SOLUBLE NITROGEN
 2. BETWEEN 1-2% PHOSPHATE (P205)
 3. BETWEEN 0.5-3% POTASH/POTASSIUM (K)
- A. PALMS: FERTILIZE WITH AN 8N - 2P205 - 12K20 + 4MG WITH MICRONUTRIENTS. 100% OF N, K, AND MG SHALL BE IN SLOW RELEASE FORM AND MICRONUTRIENTS SHALL BE IN SULFATE OR CHELATE (FE ONLY) FORM. 5.60 UNITS OF SLOW RELEASE NITROGEN SHALL BE POLYMER COATED. 5.60 - 8.40 UNITS OF SLOW RELEASE POTASH SHALL BE POLYMER COATED. SLOW RELEASE MG SHALL BE PRILLED (GRANULAR) KIESERITE. FERTILIZER SHALL CONTAIN APPROXIMATELY 1.5 - 2% MN AND FE (0.1 - 0.2% FOR FE IF CHELATED), PLUS TRACE AMOUNTS OF B (0.15%), ZN (0.15%), AND CU (0.05%).
- B. TURF: PROVIDE FERTILIZER WITH NOT LESS THAN SIXTEEN (16) PERCENT TOTAL NITROGEN, FOUR (4) PERCENT AVAILABLE PHOSPHORIC ACID AND EIGHT (8) PERCENT SOLUBLE POTASH. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

2.4 PLANT MATERIALS

- A. PROVIDE SHRUBS AND GROUNDCOVERS OF SIZE, GENUS, SPECIES, AND VARIETY AS SHOWN IN THE PLANT SCHEDULE FOR LANDSCAPE WORK THAT CONFORM TO FLORIDA NO. 1 QUALITY STANDARDS.
- B. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- C. LANDSCAPE MATERIAL SHALL BE CONTAINER GROWN MATERIAL UNLESS OTHERWISE SPECIFIED OR UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.

2.5 SOD

- A. PROVIDE SAND-GROWN ONLY, STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND MACHINE CUT TO PAD THICKNESS OF 3/4 INCH (PLUS OR MINUS 1/4 INCH), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE VIABLE AND NOT DORMANT.
- B. PROVIDE SOD OF UNIFORM PAD SIZES WITH A MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER 10 PERCENT OF PAD WILL BE REJECTED.
- C. STABILIZING NETTING OR OTHER SYNTHETIC MATERIALS WITHIN SOD SHALL BE PROHIBITED.
- D. SOD TO BE AS LISTED WITHIN THE PLANT SCHEDULE.
- E. REFER TO CIVIL PLANS FOR SOD TYPE AND INSTALLATION METHODS WITHIN STORMWATER FACILITIES.

2.6 WEED PRE-EMERGENT HERBICIDE

- A. APPLY "RON STAR G" PRE-EMERGENT HERBICIDE, OR APPROVED EQUAL IN PLANTING AREAS. REVIEW AND GAIN APPROVAL FROM OWNER PRIOR TO APPLICATION.

PART 3 - EXECUTION

3.1 PREPARATION

- A. CONDUCT A PRE-CONSTRUCTION CONFERENCE ON SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. DISCUSS PROPOSED ACTIVITIES, REVIEW PROPOSED PLANTING AREAS, AND CONFIRM PROPOSED SCHEDULE OF WORK. PROVIDE ONE WEEK'S NOTICE OF PROPOSED CONFERENCE.
- B. ENSURE ALL ASPHALT, LIMEROCK, AND OTHER CONSTRUCTION DEBRIS ARE REMOVED FROM AREAS OF PROPOSED PLANTING OR SODDING TO A MINIMUM DEPTH OF THREE FEET PRIOR TO INSTALLATION.
- C. CLEAN EXISTING SOIL OF ROOTS, PLANTS, SODS, STONES, CLAY, LUMPS AND OTHER EXTRANEIOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
- D. PLANTING DEPTH OF SOIL SHALL BE A MINIMUM OF THREE (3) FEET. IF FILL MUST BE ADDED, IT SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE.
- E. GAIN APPROVAL FROM OWNER FOR REMOVAL OF EXISTING GRASS, VEGETATION, AND TURF BY METHODS OTHER THAN HAND REMOVAL. IF APPROVED, ADHERE TO THE FOLLOWING REGARDING PREPARATION OF AREAS WITH UNCHANGED GRADE OR AREAS THAT HAVE NOT BEEN ALTERED BY CONSTRUCTION ACTIVITIES: REMOVE EXISTING GRASS, VEGETATION, AND TURF BY SPRAYING WITH "ROUND-UP" OR OTHER APPROPRIATE HERBICIDE AND PERFORM ADDITIONAL SPRAY TREATMENTS AS NEEDED TO ENSURE A COMPLETE KILL. REMOVE AND DISPOSE OF RESULTING DEAD VEGETATION AND TURF. DO NOT TURN RESULTING DEAD VEGETATION OR TURF OVER INTO SOIL. REPEAT IF NECESSARY TO REMOVE EXISTING VEGETATION.
- F. FOR TURF AREAS INDICATED FOR RENOVATION, MECHANICALLY CUT OUT AREAS OF FAILING TURF AND CREATE A CLEAN EDGE FOR NEW SOD INSTALLATION.
- G. FINE GRADE PROPOSED PLANTING AND SOD AREAS TO SMOOTH, EVEN SURFACES WITH LOOSE, UNIFORMLY FINE TEXTURE AND FREE OF LUMPS, CLODS, STONES, ROOTS, AND OTHER EXTRANEIOUS MATTER. ROLL, RAKE, AND DRAG AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES.
- H. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED SUCH THAT INSTALLED SOD MEETS FINISHED GRADES.

3.2 TREE BARRIERS AND EXISTING TREE PROTECTION

- A. REFER TO NOTES ON DEMOLITION PLANS OR LANDSCAPE PLANS REGARDING TREE PROTECTION AND TREE PROTECTION BARRIERS.
- B. MINIMIZE IMPACTS ON EXISTING TREE ROOTS AS MUCH AS POSSIBLE. AVOID TREE ROOT PLATE AREAS AS DEFINED BY PERMITTING AGENCIES.
- C. ALL ROOTS OF TREES TO REMAIN THAT ARE IMMEDIATELY ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1" DIAMETER OR OVER SHALL BE HAND CUT. EXPOSE ROOTS BY HAND DIGGING, HAND CUT OR SAW CLEANLY, AND IMMEDIATELY COVER WITH SOIL. DO NOT ALLOW CUT ROOTS TO DRY OUT.
- D. SUPPLEMENTAL IRRIGATION IS REQUIRED FOR TREES THAT HAVE UNDERGONE ROOT PRUNING. PROVIDE SUPPLEMENTAL IRRIGATION IMMEDIATELY FOLLOWING PRUNING AND CONTINUE THROUGH CONSTRUCTION.

PART 3 - EXECUTION, CONT

3.3 PLANTING TREES, SHRUBS, AND GROUNDCOVERS

- A. PLANT SHRUBS AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS UNLESS OTHERWISE AUTHORIZED BY LANDSCAPE ARCHITECT. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER INSTALLATION OF LAWNS, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE CAUSED BY LANDSCAPE INSTALLATION.
- B. LAY OUT INDIVIDUAL SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. TRIANGLE SPACING SHALL BE USED FOR SHRUBS AND GROUNDCOVERS UNLESS OTHERWISE SPECIFIED IN PLANS OR BY LANDSCAPE ARCHITECT. OUTLINE AREAS AND SECURE LANDSCAPE ARCHITECT'S OR OWNER REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.
- C. EXCAVATE PITS, BEDS, AND TRENCHES SUCH THAT PITS ARE AS DEEP AS THE PLANT'S ROOTBALL AND 1.5 TIMES THE DIAMETER OF THE ROOTBALL. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. SCARIFY SIDES OF PIT.
- D. FILL EXCAVATIONS FOR SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING IF PITS DO NOT DRAIN PRIOR TO PLANTING.
- E. REMOVE PLANT MATERIAL FROM CONTAINER. LIFT TREES BY THE ROOTBALL AND NOT BY THE TRUNK. SET PLANT MATERIAL STOCK IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT 1-2" ABOVE ADJACENT FINISH LANDSCAPE GRADES.
- F. REMOVE ANY SYNTHETIC OR STRAPPING MATERIAL PRIOR TO SETTING PLANT MATERIAL INTO PLANTING PIT OR TRENCH.
- G. ENSURE PLANT MATERIAL IS PLUMB.
- H. PLACE BACKFILL AROUND BASE AND SIDES OF BALL AND WORK IN EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. ENSURE ROOTBALL REMAINS 1-2" ABOVE ADJACENT FINISH GRADE. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
- I. DISH TOP OF BACKFILL FOR TREES AND PALMS TO ALLOW FOR MULCHING.
- J. ALL PLANT MATERIAL SHALL BE FERTILIZED AT THE TIME OF PLANTING. MIX OR APPLY FERTILIZER JUST INSIDE OF PLANT FOLIAGE/DRIPLINE. DO NOT APPLY FERTILIZER DIRECTLY ON STEMS OR EXPOSED ROOTS OF MATERIAL. MIX SPECIFIED FERTILIZERS WITH EXISTING SOIL AT RATES SPECIFIED BY THE MANUFACTURER. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN THREE (3) DAYS.
- K. APPLY PRE-EMERGENT HERBICIDE, IF APPROVED BY OWNER, AND AS PER MANUFACTURER'S SPECIFICATIONS.
- L. MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE A THREE (3) INCH THICKNESS OF MULCH AND WORK ONTO TOP OF BACKFILL. THE FINISH LEVEL OF MULCH SHOULD MEET ADJACENT FINISH GRADES. MULCH AREAS BETWEEN GROUNDCOVER PLANTS.
- M. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
- N. GUY AND STAKE TREES IMMEDIATELY AFTER PLANTING AS NEEDED.

3.4 SODDING NEW LAWNS

- A. ENSURE GRADE IS SMOOTH AND EVEN WITH A LOOSE, UNIFORM TEXTURE. ROLL, RAKE AND DRAG PROPOSED LAWN AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES AND PROVIDE AN EVEN SURFACE FOR SOD INSTALLATION.
- B. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
- C. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
- D. APPLY SPECIFIED COMMERCIAL FERTILIZER AT RATES SPECIFIED AND THOROUGHLY MIX INTO UPPER TWO INCHES OF SOIL IN AREAS OF PROPOSED SOD. DELAY APPLICATION OF FERTILIZER IF LAWN PLANTING WILL NOT FOLLOW WITHIN A FEW DAYS.
- E. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAP SOD FIRMLY IN PLACE ONCE LAID.
- F. ANCHOR SOD ON SLOPES GREATER THAN 3:1 WITH WOOD PEGS TO PREVENT SLIPPAGE, IF NEEDED.
- G. AVOID DAMAGE TO SUBGRADE OR SOD DUE TO INSTALLATION ACTIVITIES.
- H. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

3.5 CLEANUP

- A. MAINTAIN WORK AREAS IN AN ORDERLY CONDITION. KEEP PAVEMENTS AND ADJACENT SITE AREAS CLEAN. REMOVE ALL POTS, LITTER, TOOLS, EQUIPMENT, AND EXTRANEIOUS SOIL, SOD, OR MATERIALS AT THE END OF EACH WORK DAY. STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. DISPOSE OF MATERIALS AS DIRECTED.

3.6 NEW PLANT PROTECTION

- A. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DURING CONSTRUCTION. MAINTAIN PROTECTION DURING INSTALLATION AND THROUGHOUT THE MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.
- B. TREES WHICH ARE TO REMAIN IN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
- C. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN THE DRIP LINE OF EXISTING OR NEWLY PLANTED TREES. REMOVE INTERFERING BRANCHES WITHOUT INJURY TO TRUNKS.

3.7 MAINTENANCE

- A. MAINTENANCE ACTIVITIES SHALL INCLUDE THE FOLLOWING ACTIVITIES DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE:
1. WEEDING: MAINTAIN PLANTINGS AND TURF AS WEED FREE.
 2. MULCHING: MAINTAIN MULCH AT TREES, PALMS, AND WITHIN PLANTING BEDS AT A 3" DEPTH.
 3. PEST CONTROL: SPRAY AS REQUIRED TO KEEP PLANTINGS AND TURF FREE OF INSECTS AND DISEASE.
 4. MOWING: MOW TURF AREAS AS NEEDED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 5. REPLACEMENT: REPLACE PLANTS OR SOD AREAS THAT ARE IN POOR CONDITION.
 6. LITTER REMOVAL: REMOVE LITTER AND DEBRIS FROM LANDSCAPE AND TURF AREAS.
 7. RESTORE PLANTING SAUCERS OF TREES AND SHRUBS.
 8. TIGHTEN AND REPAIR STAKE AND GUY WIRE SUPPORTS, IF PRESENT, AND RESET TREES AND SHRUBS TO PROPER GRADES OF VERTICAL POSITION AS REQUIRED.
 9. REMOVE ALL TREE STAKING, IF PRESENT, WITHIN ONE YEAR AFTER PLANTING.

3.8 REPLACEMENT OF EXISTING LANDSCAPE DAMAGED DURING PROJECT

- A. ANY EXISTING VEGETATION, INCLUDING TREES AND SHRUBS, DAMAGED OR DESTROYED SHALL BE REPLACED OR MITIGATED BY THE CONTRACTOR WITH LIKE SPECIES OR ANOTHER SPECIES APPROVED BY THE OWNER'S REPRESENTATIVE. ANY AREA OF VEGETATION THAT IS DAMAGED DURING CONSTRUCTION WILL BE RESTORED TO ITS ORIGINAL STATE WITHIN 72 HOURS OF THE COMPLETION OF THE ASSOCIATED CONSTRUCTION WORK.
- B. IF REMOVAL OF AN EXISTING TREE REQUIRES MITIGATION, THE CONTRACTOR SHALL BE HELD LIABLE FOR THE COMPLETE COST, INCLUDING BUT NOT LIMITED TO TREE REPLACEMENT COSTS AND PAYMENTS REQUIRED TO PERMITTING AGENCIES.
- C. TREE REPLACEMENT SPECIES AND PROCEDURES SHALL BE DISCUSSED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ACTIVITIES.

3.9 INSPECTION AND ACCEPTANCE

- A. WHEN ALL LANDSCAPE WORK IS SUBSTANTIALLY COMPLETE, THE LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE A SUBSTANTIAL COMPLETION INSPECTION TO DETERMINE ACCEPTABILITY AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE LANDSCAPE ARCHITECT WILL PRODUCE A WRITTEN PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS THAT SHALL BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
- B. ONCE ITEMS OF THE PUNCH LIST ARE ADDRESSED, THE LANDSCAPE ARCHITECT WILL CONDUCT A FINAL COMPLETION INSPECTION. IF NECESSARY, THE LANDSCAPE ARCHITECT WILL PRODUCE A FINAL PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS TO BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
- C. FINAL ACCEPTANCE WILL NOT BE ISSUED UNTIL ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER AND ALL SUBMITTALS HAVE BEEN MADE.
- D. WORK MAY BE INSPECTED FOR ACCEPTANCE IN PORTIONS AS PHASES OF INSTALLATION ARE COMPLETED AND AS AGREEABLE TO THE LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR INSPECTION IS SUBSTANTIALLY COMPLETE.

END OF SECTION

PROJECT NAME:

ELLIANOS

Alachua, FL

for
Ellianos, LLC

SEAL:

PROJECT NO: 18-004
CLIENT'S NO:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 14 MAR 2018
REVISIONS:

03 MAY 2018
03 JUL 2018
24 JUL 2018

SCALE:

SHEET TITLE:

LANDSCAPE
TECHNICAL
SPECIFICATIONS

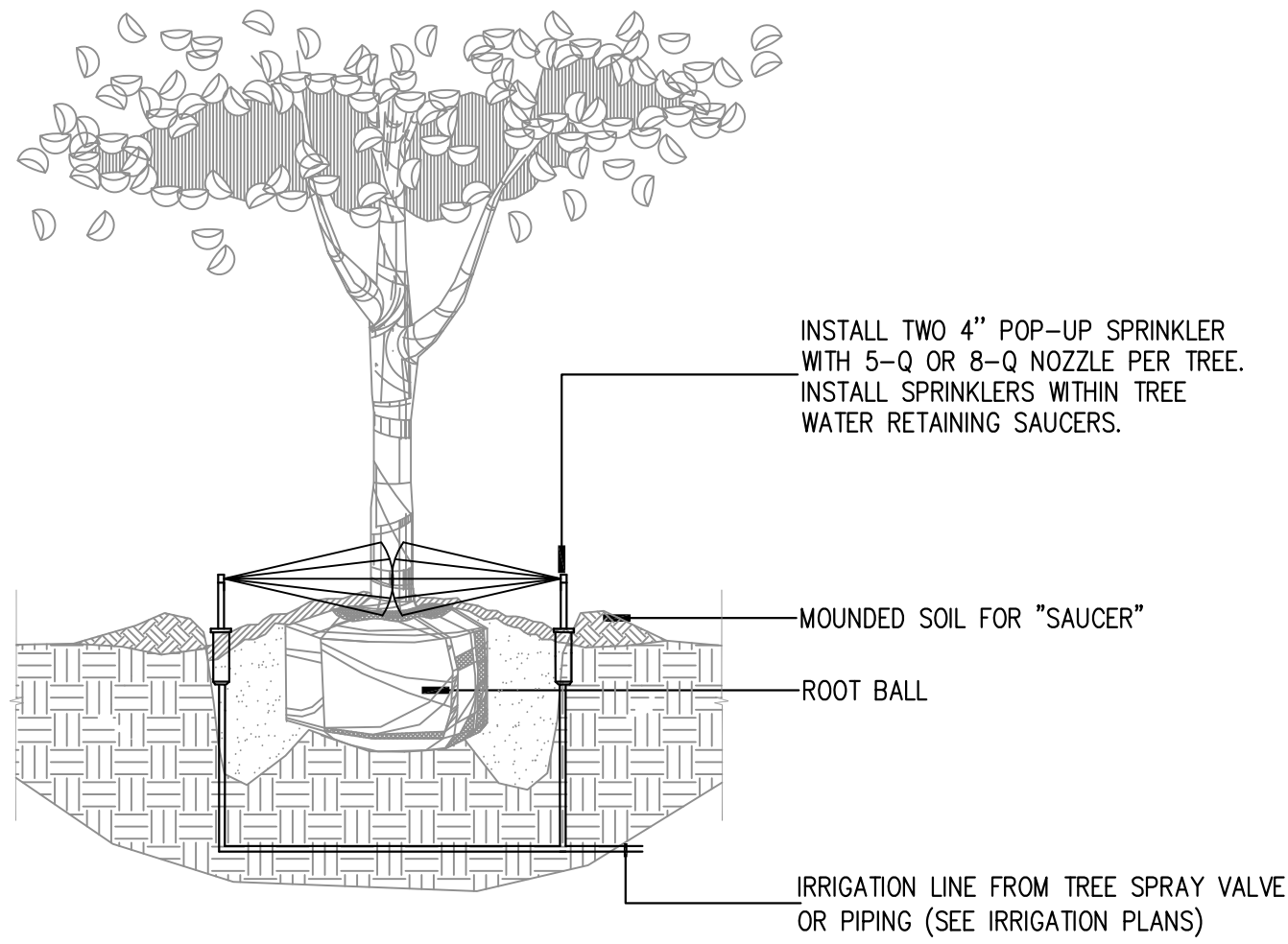
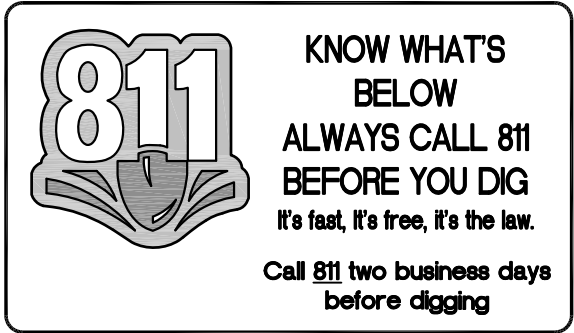
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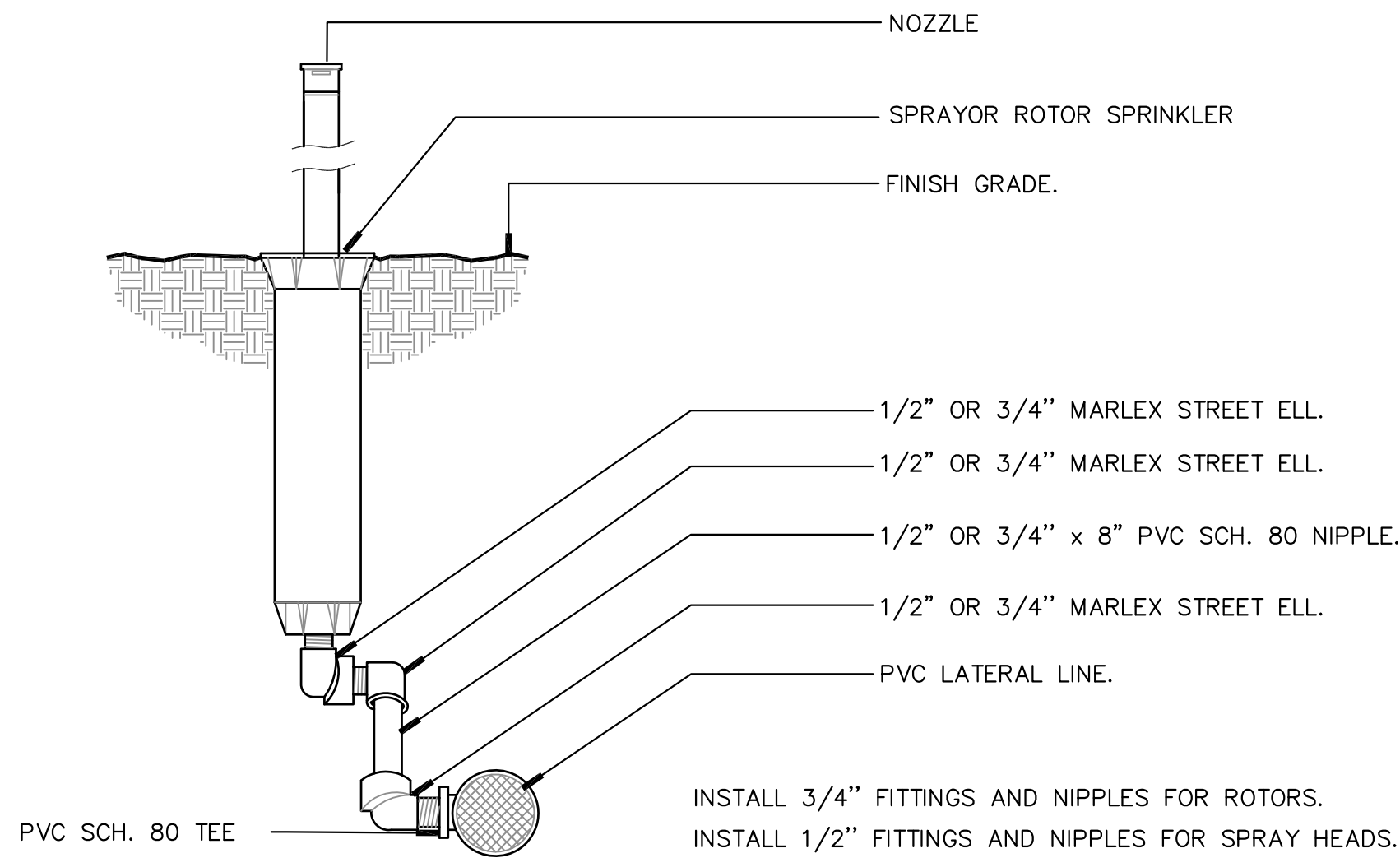
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GENERAL IRRIGATION NOTES

1. LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW.
2. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.
3. PROVIDE PROOF TO THE OWNER'S REPRESENTATIVE THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. ANY EXISTING TREE ROOTS, WHEN ENCOUNTERED DURING INSTALLATION OF UTILITIES, SHALL BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS AND COVERED WITH SOIL AS SOON AS POSSIBLE TO REDUCE DEHYDRATION. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
5. CONNECT TO THE RP BACKFLOW PREVENTER STUBOUT AS THE POINT OF CONNECTION.
6. INSTALL 2 SPARE (#14 BLACK) WIRES FROM THE CONTROLLER TO THE FARTHEST VALVE LOCATION.
7. IRRIGATION HEADS SHALL BE LOCATED MINIMUM ONE (1) FOOT FROM ANY WALL, COLUMN, OR BUILDING EDGE/FACE.
8. IRRIGATION HEADS SHALL BE DIRECTED AWAY FROM BUILDING AT ALL TIMES, SO THAT SPRAY DOES NOT HIT BUILDING FACE, COLUMN, WALL, ETC.
9. ADJUST THE IRRIGATION SYSTEM COMPONENTS AND EXISTING SYSTEM TO PROVIDE UNIFORM COVERAGE. ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPE MATERIALS INCLUDING SHRUBS, GROUND COVER, AND TREES.

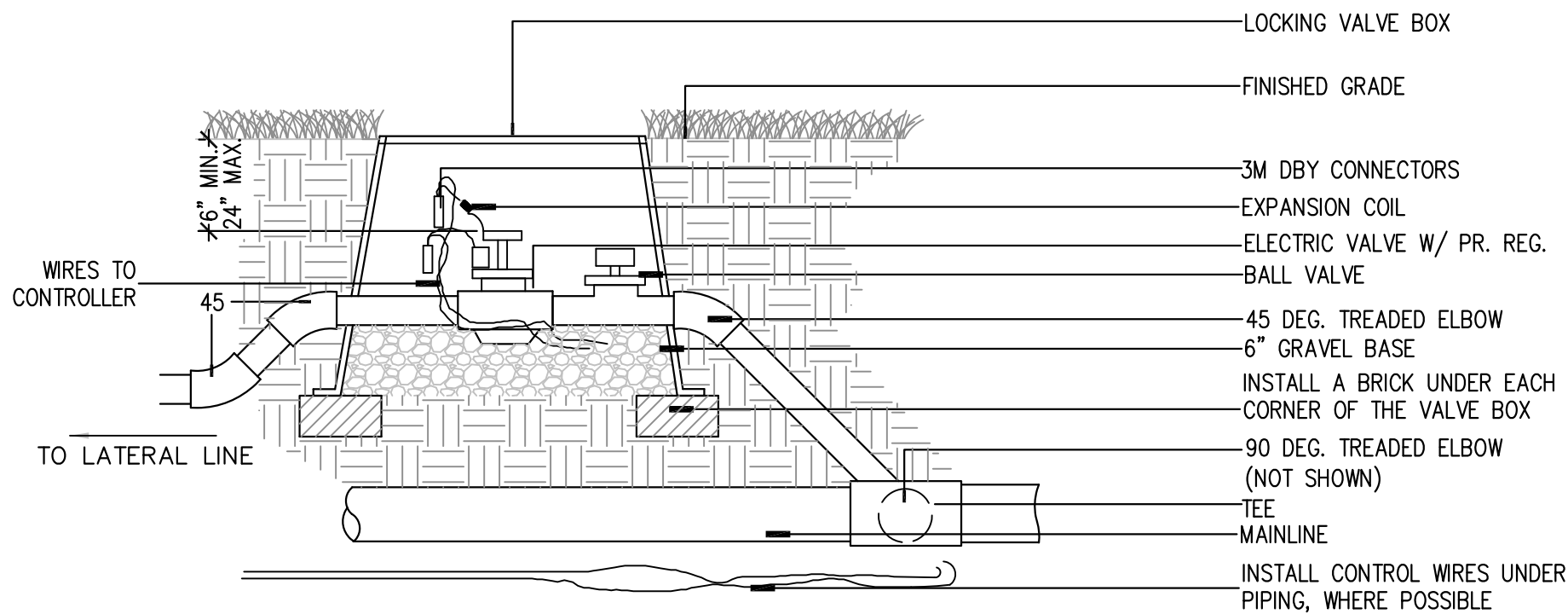


1 TREE SPRAY LOCATIONS
SCALE: N.T.S.

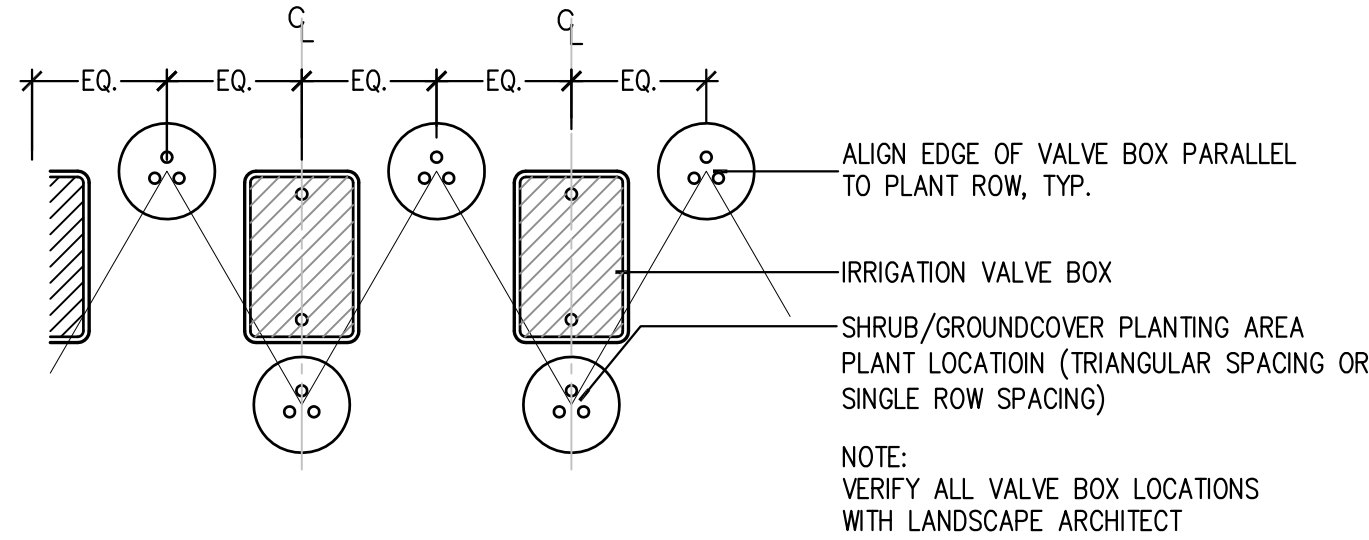


2 4", 6", OR 12" POP-UP AT GRADE
SCALE: N.T.S.

NOTE:
ALL VALVE BOXES SHALL
BE MARKED WITH THE CHRISTY I.D.
TAGS OR SUBSTITUTION ACCEPTABLE
TO OWNER



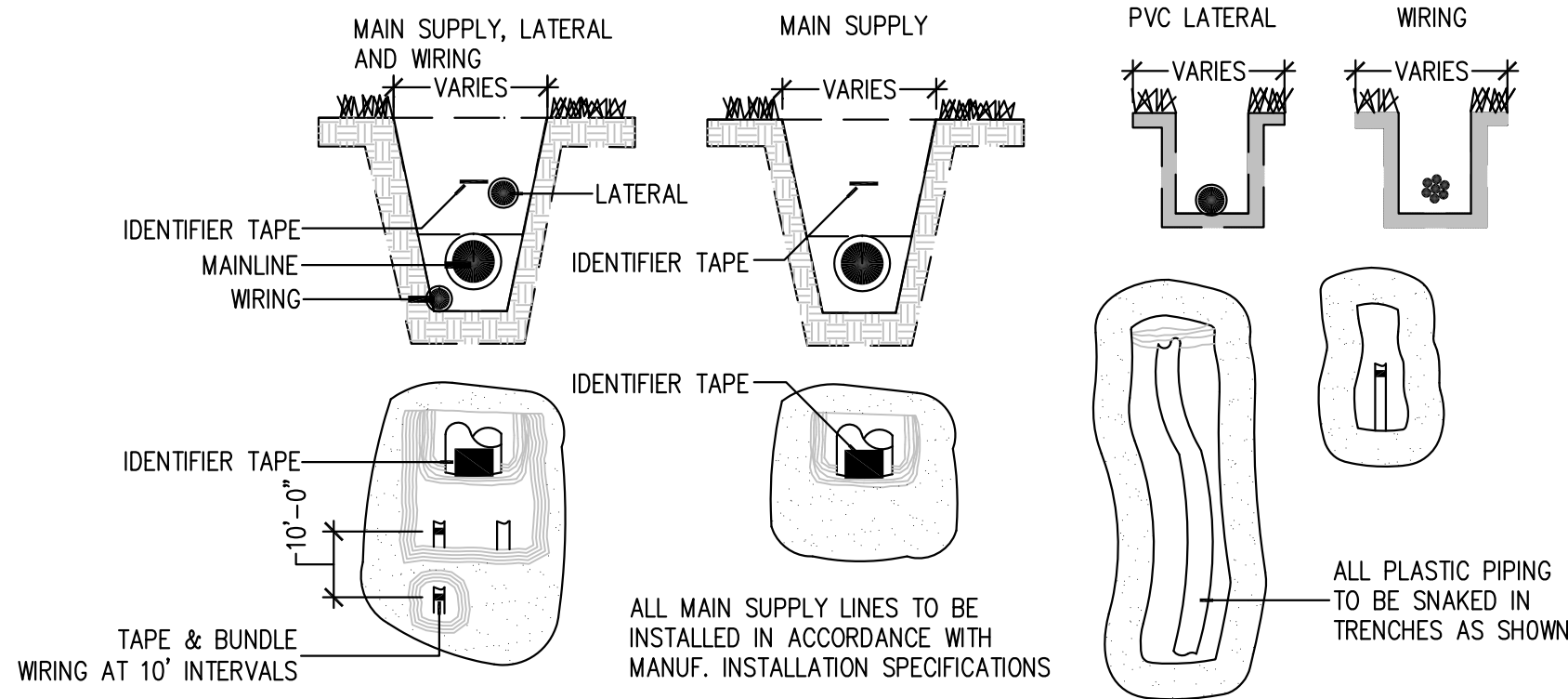
4 VALVE ASSEMBLY INSTALLATION
SCALE: N.T.S.



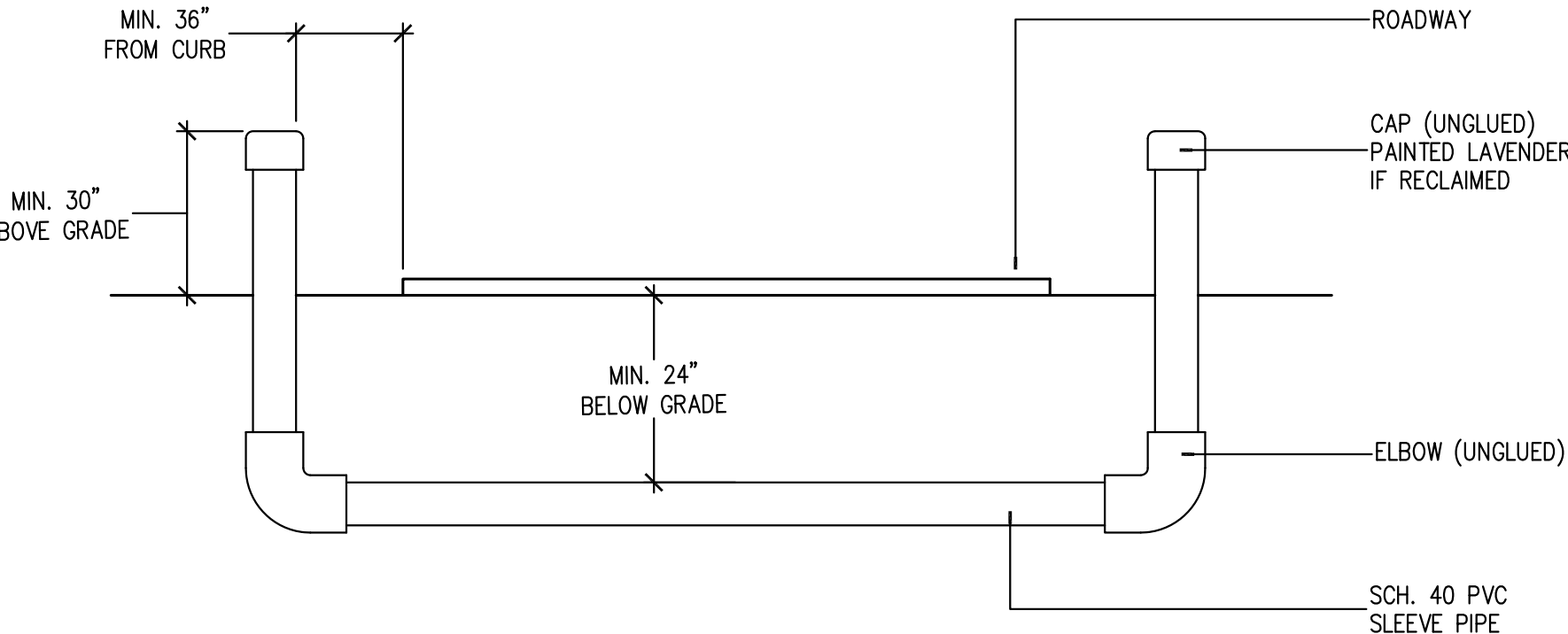
NOTE: VALVE GROUPINGS TO BE LOCATED IN TURF AREAS ONLY.

5 VALVE BOX ORIENTATION
SCALE: N.T.S.

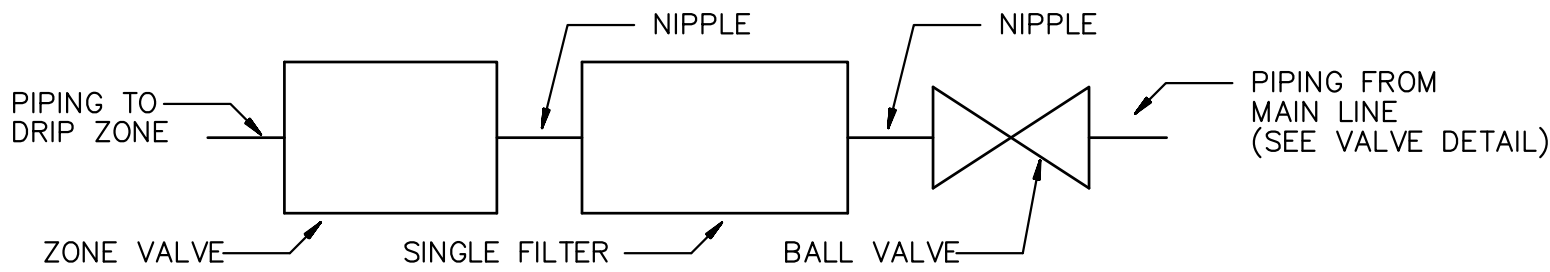
3 TRENCH CONSTRUCTION
SCALE: N.T.S.



6 SLEEVE LOCATIONS
SCALE: N.T.S.

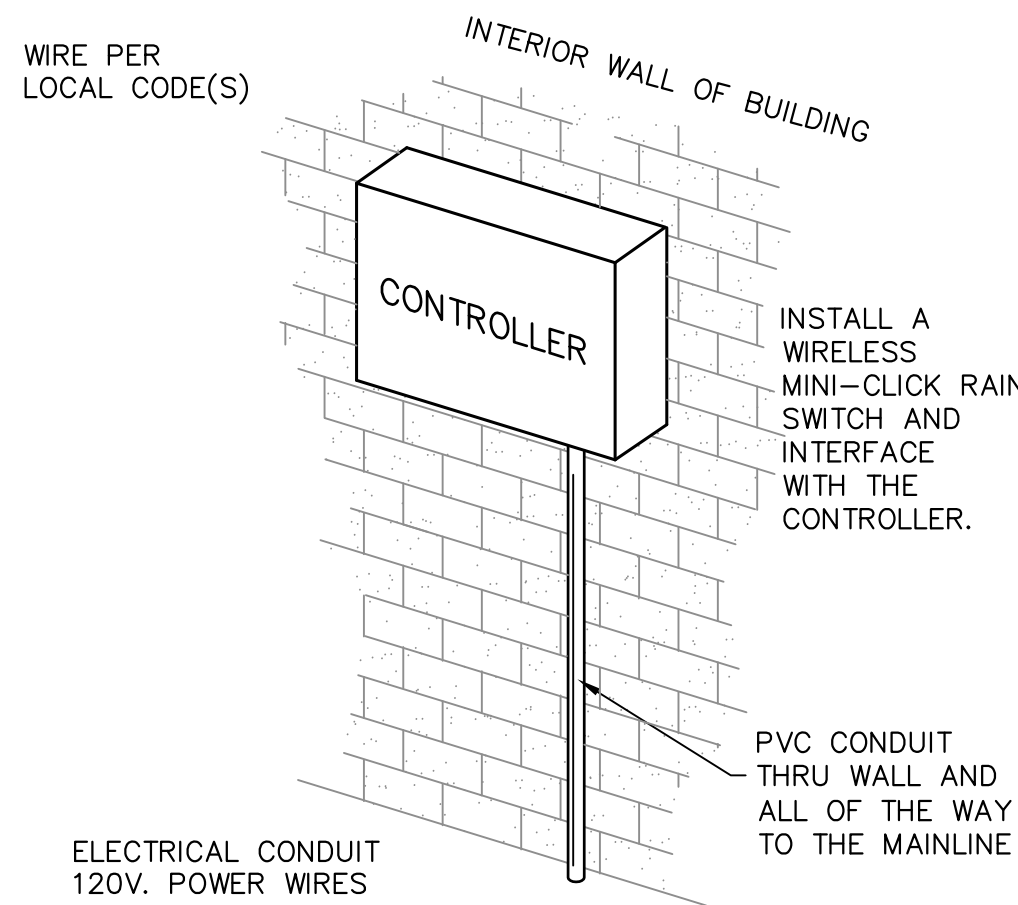


7 VALVE WITH FILTER SCHEMMATIC
SCALE: N.T.S.



- NOTES:
- INSTALL A SEPARATE VALVE BOX FOR EACH VALVE AND FILTER.
 - (3) JUMBO VALVE BOXES
 - INSTALL FILTER IN ORIENTATION THAT ALLOWS REMOVAL OF CAP FOR FLUSHING (UPWARD)

8 CONTROLLER MOUNTING
SCALE: N.T.S.



PROJECT NAME:

ELLIANOS

Alachua, FL

for
Ellianos, LLC

SEAL:

PROJECT NO: 18-004
CLIENT'S NO:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 14 MAR 2018
REVISIONS:

03 MAY 2018
03 JUL 2018
24 JUL 2018

SCALE:

AS SHOWN

SHEET TITLE:

IRRIGATION NOTES
AND DETAILS

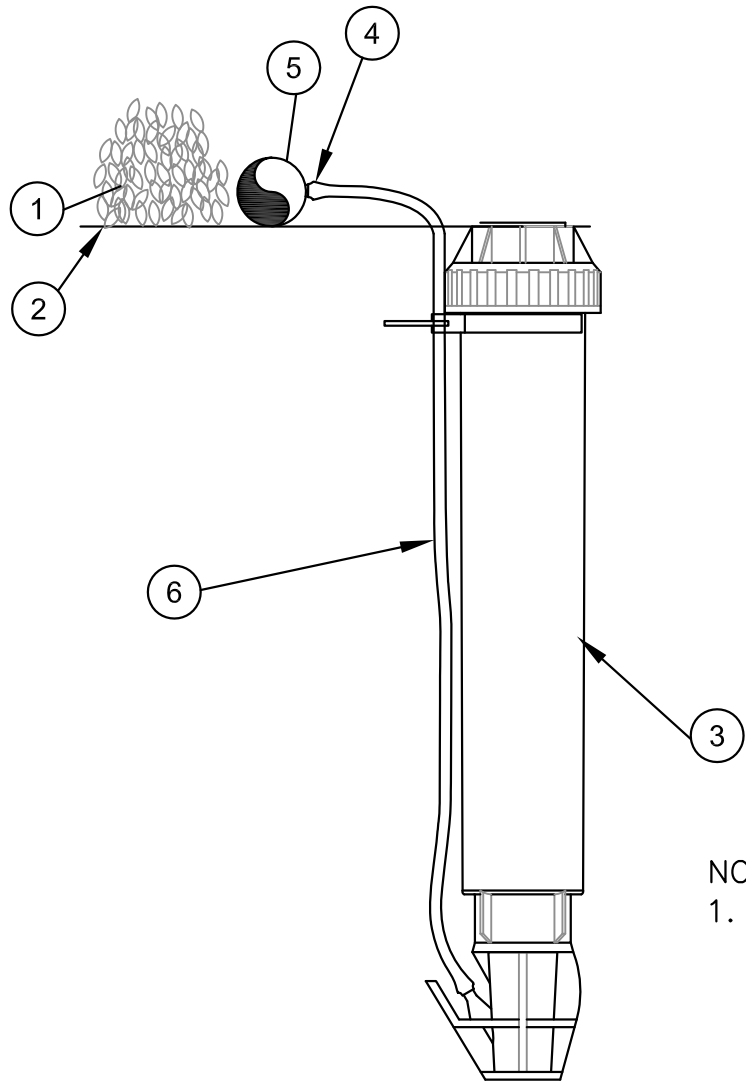
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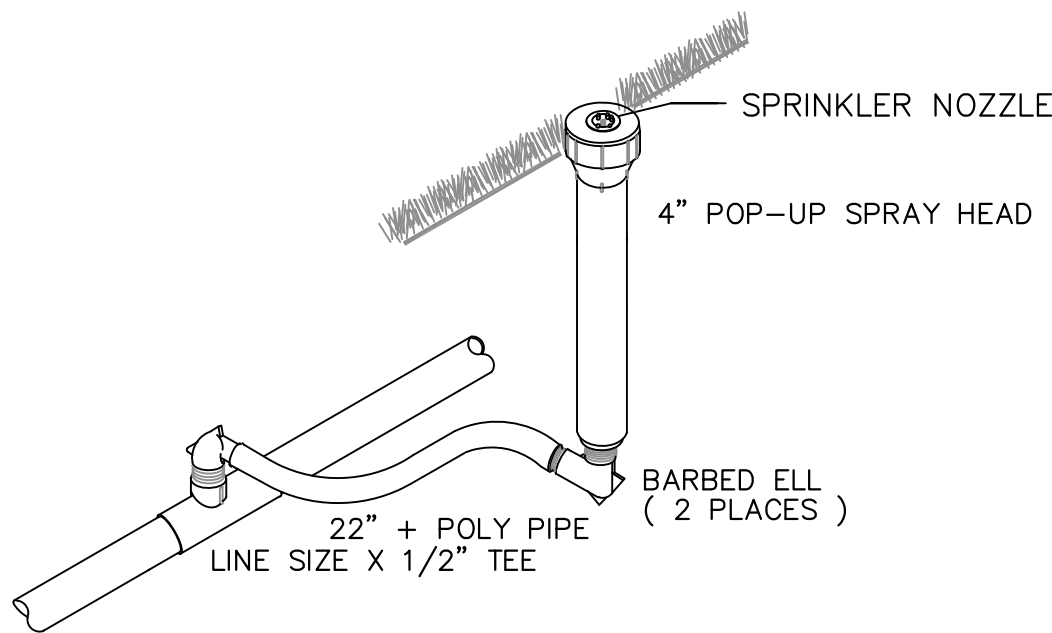
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DRIP IRRIGATION NOTES

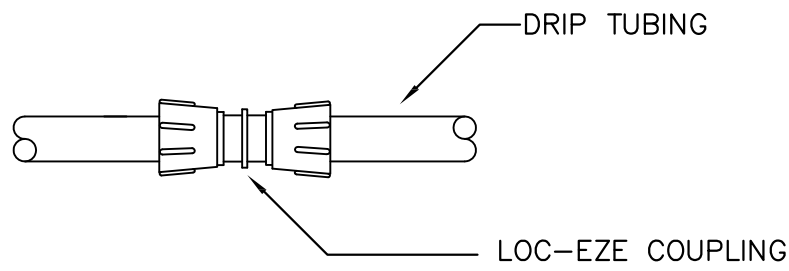
1. INSTALL TORO DL2000 TUBING WITH ALL FITTINGS AS NECESSARY FOR ALL DRIP TUBING (GROUND COVER AND SHRUB) APPLICATIONS.
2. INSTALL A LINE OF TUBING 2" TO 4" FROM HARDSCAPE AND BEDLINES.
3. INSTALL A MINIMUM OF 2 ROWS OF TUBING IN ANY AREA.
4. INSTALL TUBING ROWS ON 12" SPACING MAXIMUM.
5. INSTALL TUBING AT FINISHED GRADE UNDER THE MULCH.
6. LOOP ALL RUNS OF TUBING WITH A MAXIMUM LOOP DISTANCE FROM THE SUPPLY MANIFOLD OF 300'.
7. INSTALL ONE TORO T-ALFD101504L 1" FILTER WITH A STAINLESS STEEL 150 MESH (104 MICRONS) SCREEN FOR EACH VALVE.
8. INSTALL A TORO #T-FCH-H-FIPT FLUSHING VALVE AT EACH OF THE AIR/VACUUM RELIEF VALVE LOCATIONS WITH ALL FITTINGS AS NECESSARY TO FLUSH THE SYSTEM INTO THE LANDSCAPE, WHEN NECESSARY.
9. INSTALL A TORO #T-YD-500-34 VACUUM/AIR RELIEF VALVE AT THE OPPOSITE ENDS OF THE LOOPED NETWORK AND AT THE TERMINATION OF THE SUPPLY MANIFOLD FROM THE AUTOMATIC VALVE. INSTALL A MANUAL LINE FLUSHING VALVE AT EACH LOCATION.
10. INSTALL A RAIN BIRD "OPERIND" AT EACH VACUUM/AIR RELIEF VALVE LOCATION.
11. DRIP TUBING QUANTITIES ON PLANS ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT QUANTITIES. CONTRACTOR TO BE PAID FOR ACTUAL QUANTITY OF DRIP TUBING AND BLANK TUBING INSTALLED UP TO A MAXIMUM AS SHOWN ON THE PLANS.
12. QUANTITIES ON PLANS DO NOT INCLUDE BLANK TUBING, LINE FLUSHING VALVES, AIR RELIEF VALVES OR PVC HEADERS. INCLUDE THESE ITEMS AND ANY OTHER ITEMS NECESSARY FOR A FULLY FUNCTIONING AUTOMATIC SYSTEM IN BID AND INSTALLATION.
13. INSTALL LANDSCAPE STAPLES 6' O.C. AND ANYWHERE ELSE NECESSARY TO SECURE TUBING TO THE GROUND.
14. FOLLOW THE MANUFACTURER'S INSTALLATION GUIDELINES INCLUDED WITH THE PRODUCTS.
15. DO NOT CURVE TUBING TO LOOP AT THE ENDS OF RUNS. INSTEAD USE (2) 90 DEG. FITTINGS AND A SHORT PIECE OF TUBING.



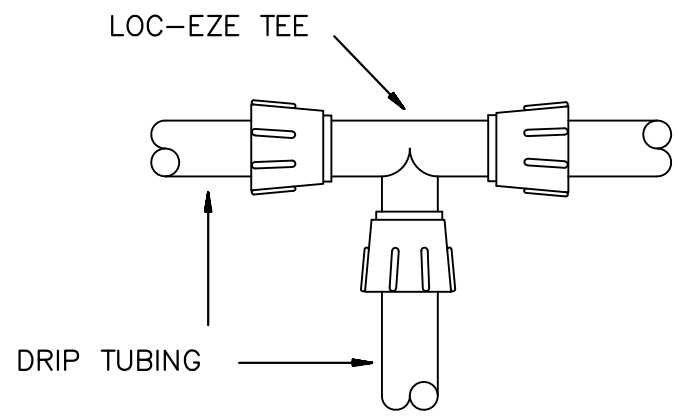
1 RAIN BIRD OPERIND CONNECTION
SCALE: N.T.S.



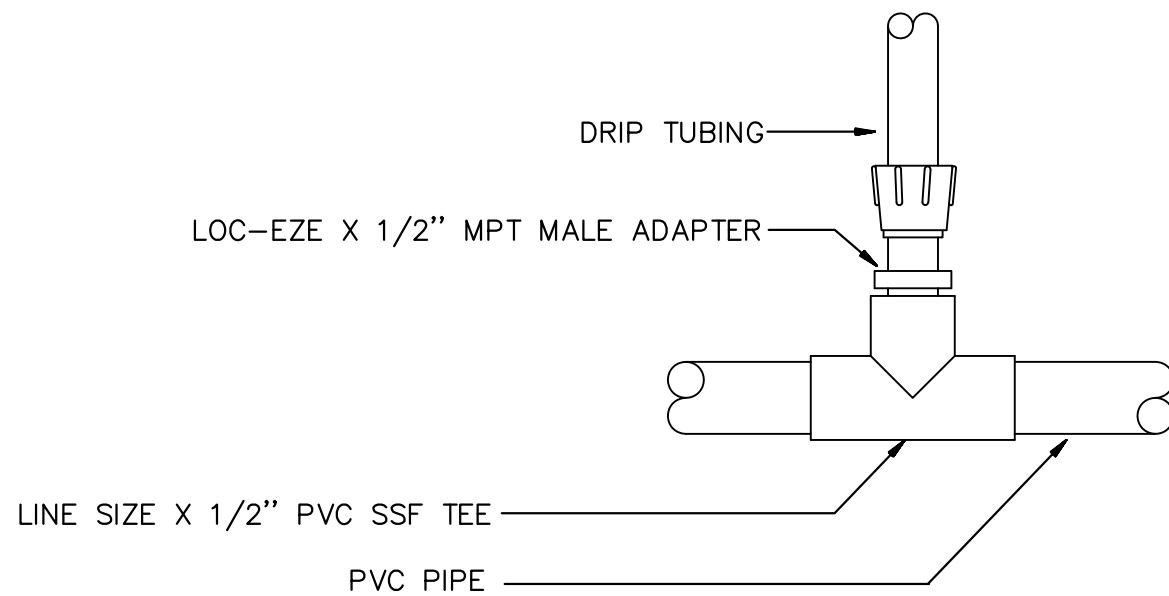
2 SPRAYHEAD AT GRADE
SCALE: N.T.S.



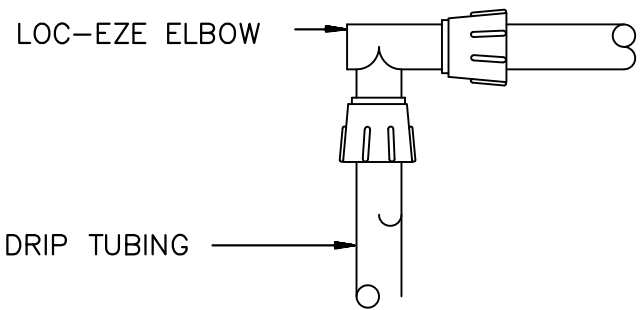
3 LOC-EZE COUPLING (T-FCC16)
SCALE: N.T.S.



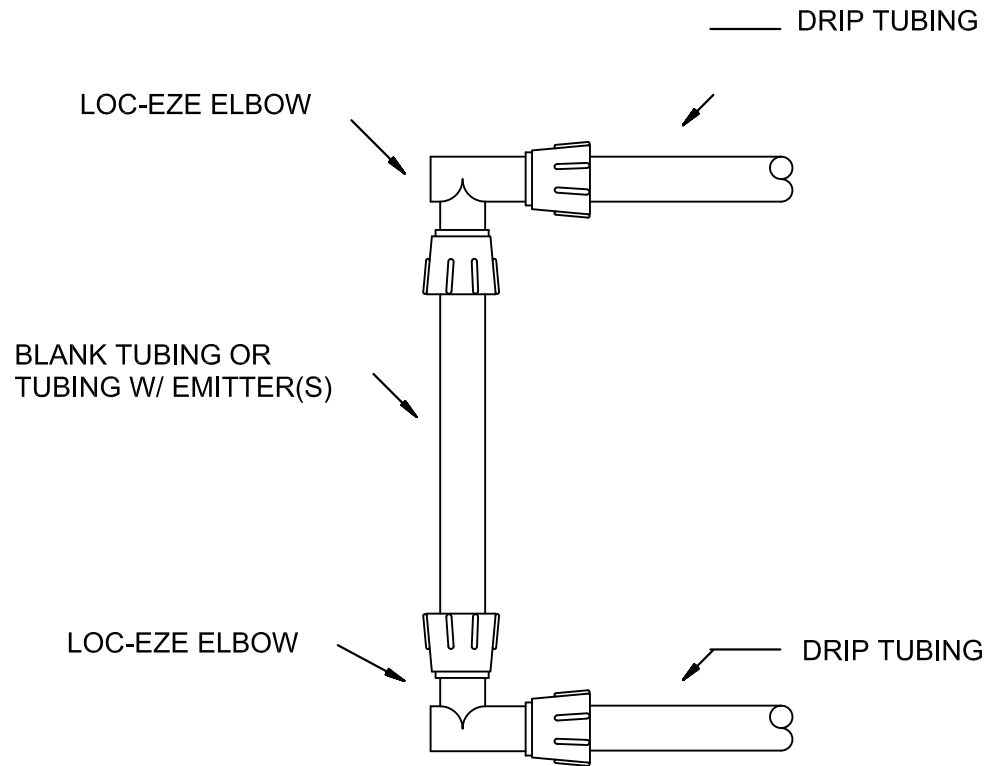
4 LOC-EZE TEE (T-FTT16)
SCALE: N.T.S.



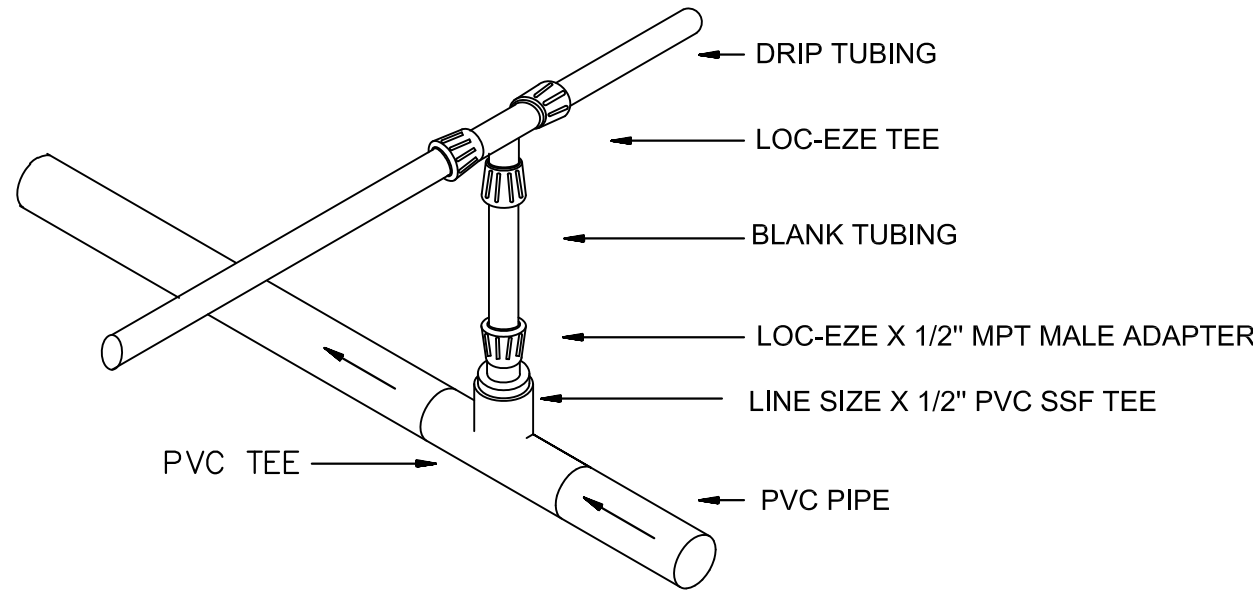
5 MANIFOLD CONNECTION (PVC TO ADAPTER)
SCALE: N.T.S.



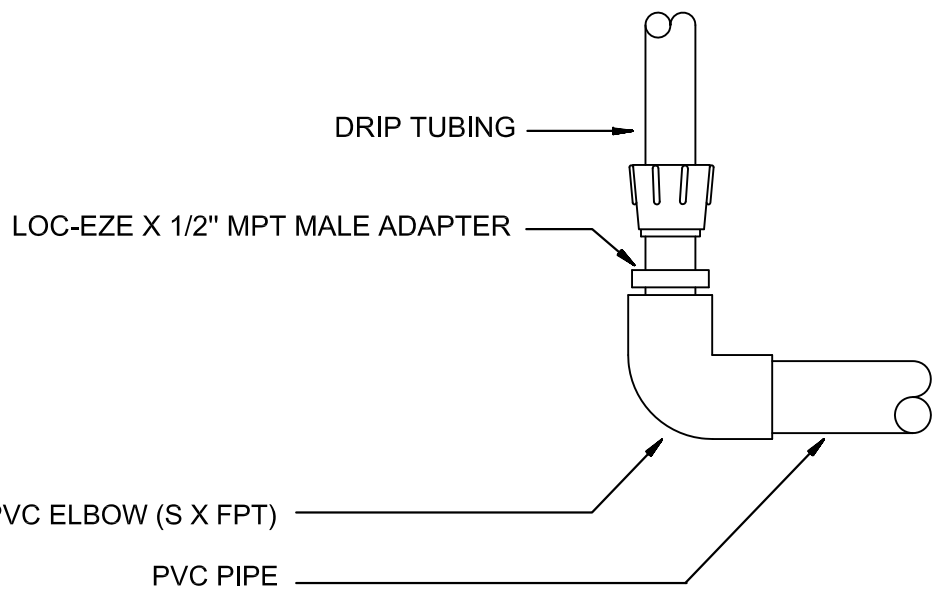
6 LOC-EZE ELBOW (T-FEEE16)
SCALE: N.T.S.



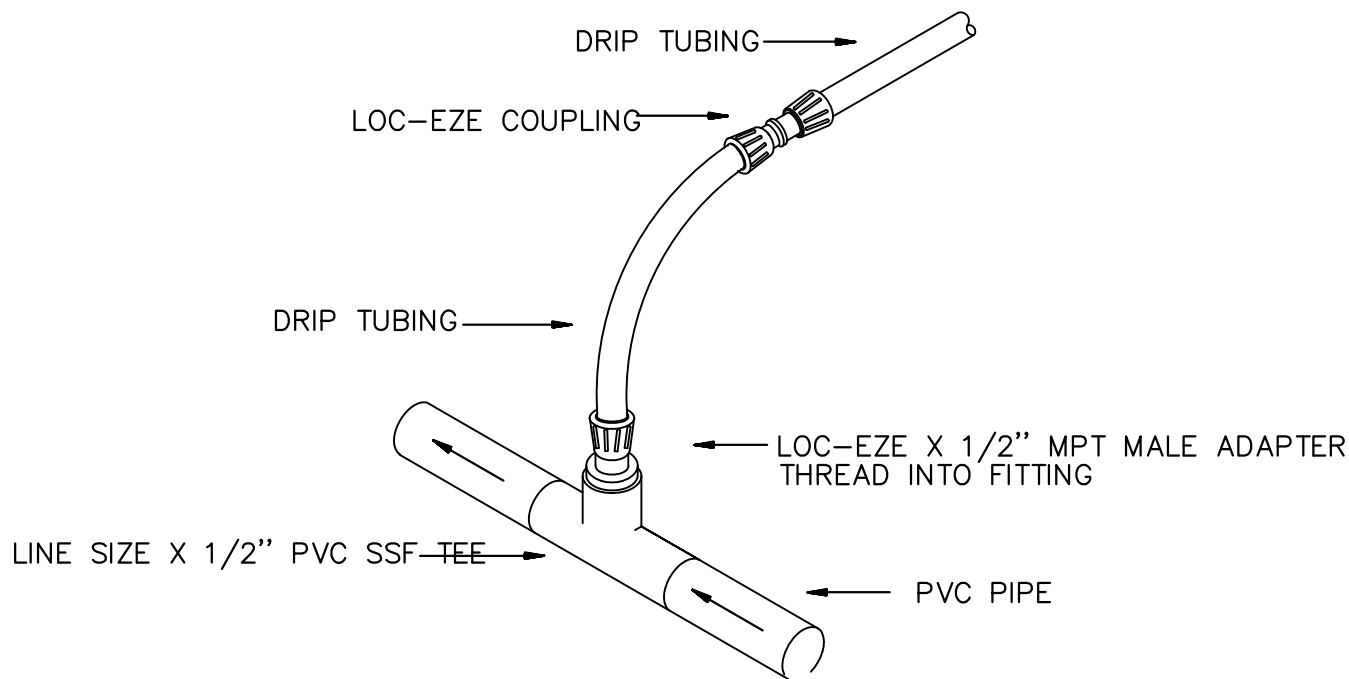
7 LOC-EZE ELBOW LOOP
SCALE: N.T.S.



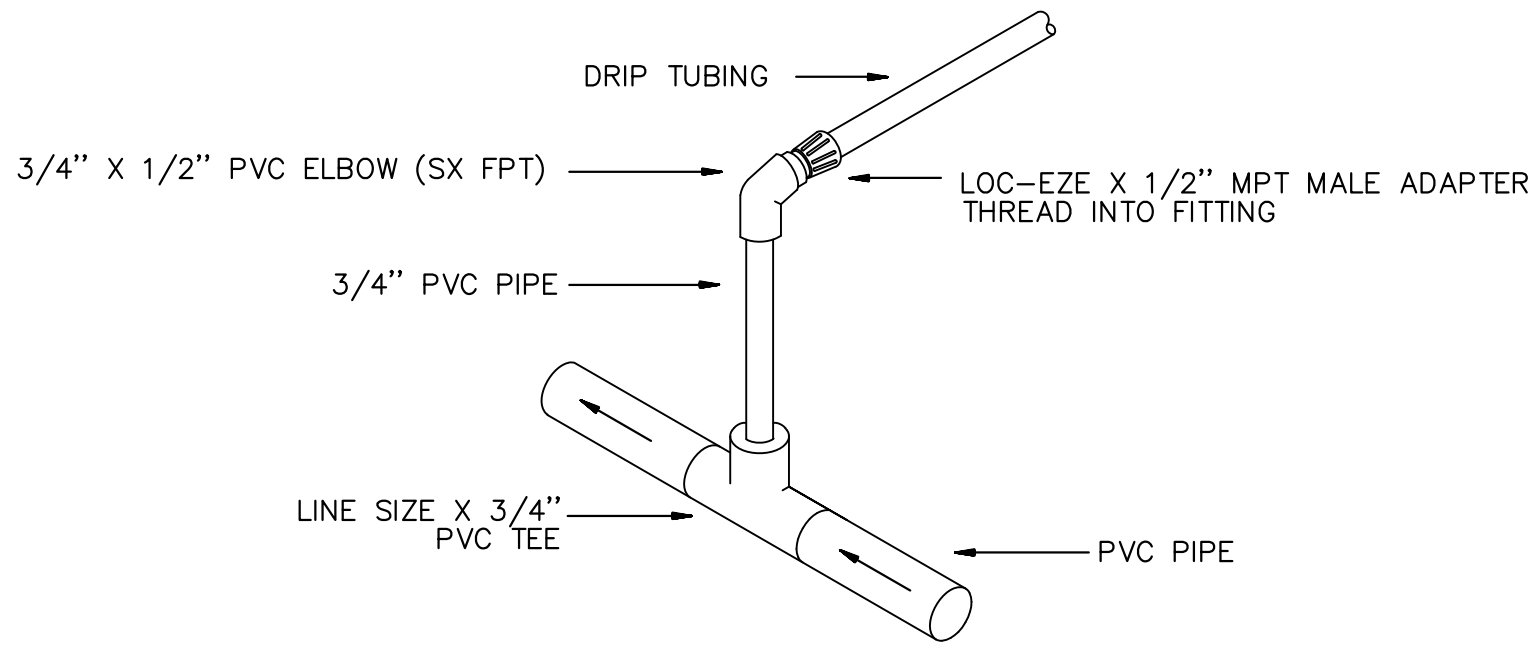
8 MANIFOLD CONNECTION (CENTER FEED)
SCALE: N.T.S.



9 MANIFOLD CONNECTION (PVC TO ADAPTER)
SCALE: N.T.S.

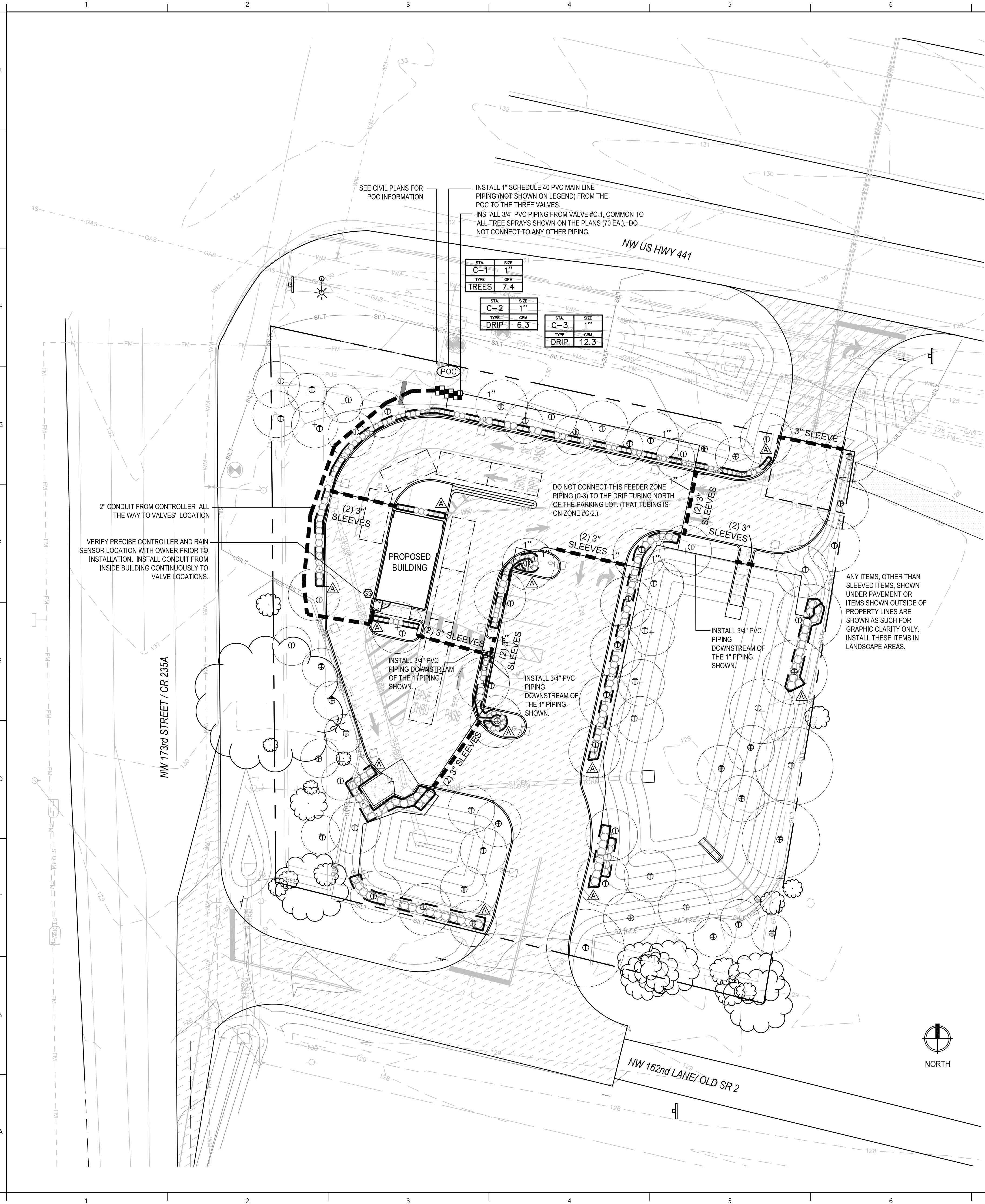


10 BLANK DL2000 DRIPLINE RISER
SCALE: N.T.S.



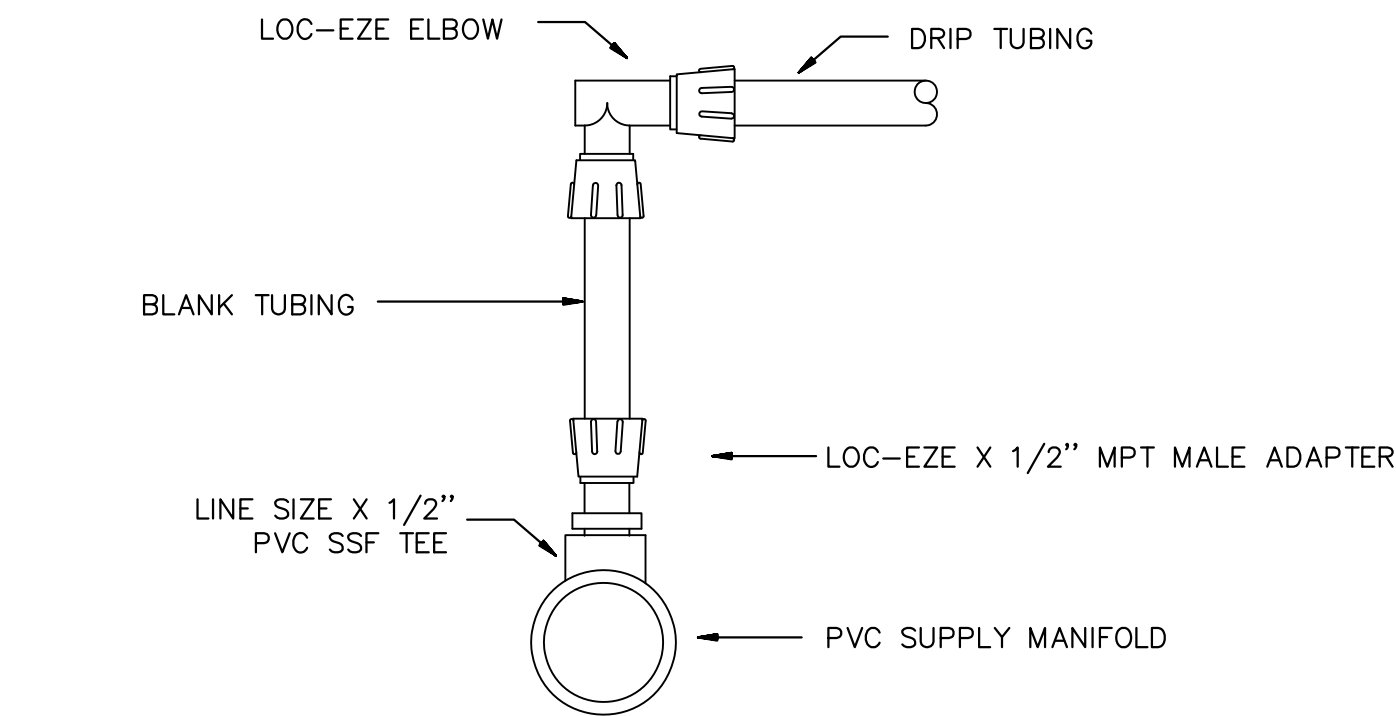
11 MANIFOLD (PVC) CONN. (END FEED)
SCALE: N.T.S.

PLOTDATE: 07/23/2018 11:40 PM USER: ELISABETH MANLEY
 FILENAME: C:\USERS\ELISABETH MANLEY\DESKTOP\PROJECTS\2018\18-004 ELLIANOS ALACHUA - GAUER\04_PRODUCTION\02_SPR & CD'S\2018-07-24 SPR 4\01_SHEETS\18004_1 SHEETS.DWG

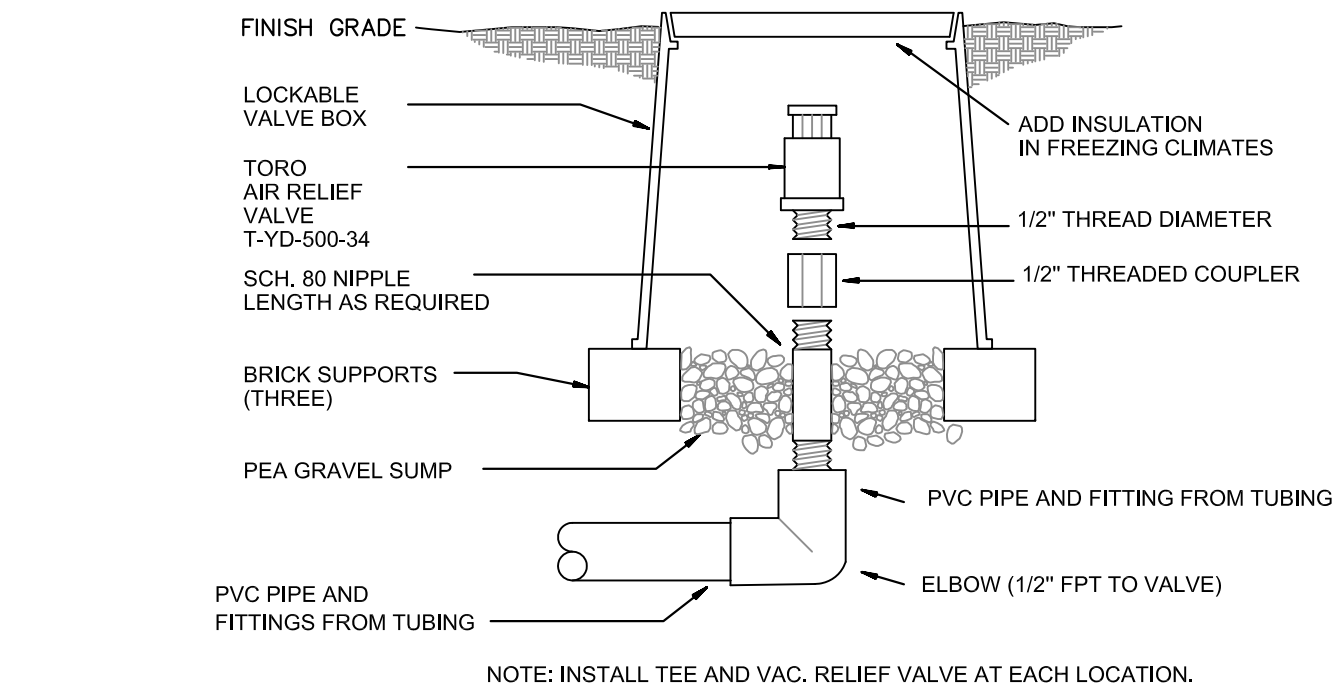


IRRIGATION MATERIALS SCHEDULE

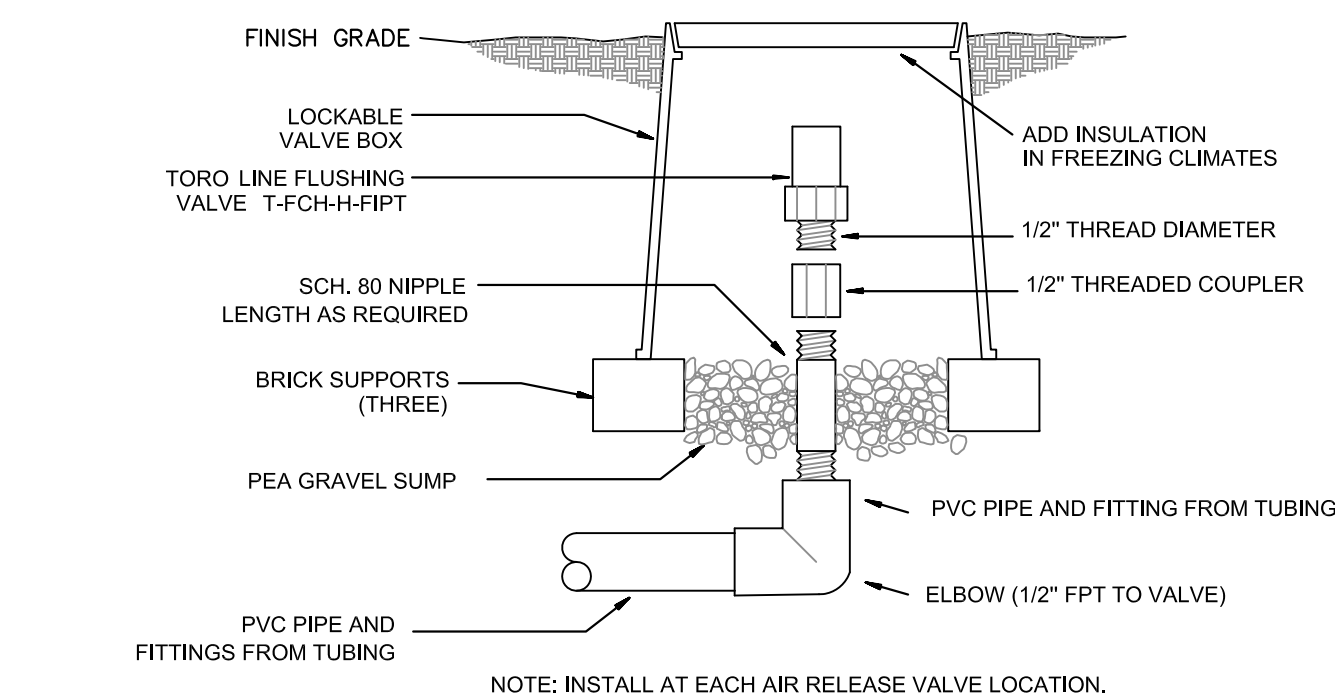
- RAIN BIRD 1804-SAM WITH 5Q NOZZLE - TREES
 - TORO DL 2000 1 GPH, 12" O.C. PR. REG. DRIP TUBING
 - POINT OF CONNECTION TO 1" RPZ - 13 GPM AT 45 PSI REQUIRED
SEE CIVIL PLANS AND FIELD LOCATE
 - HUNTER ICV-101G-FS-AS-ADJ 1" VALVE
 - CL200 OR BETTER SOLVENT WELD ZONE PIPE ROUTING
 - SCHEDULE 40 PVC SLEEVE LOCATION
 - HUNTER IC-600-PL CONTROLLER
 - HUNTER WSS-SEN SOLAR SYNC SENSOR
- | STA. | SIZE |
|-------|------|
| C-1 | 1" |
| TREES | 6.1 |
- VALVE STATION NUMBER
- LOCATION OF DRIP AIR/VACUUM RELIEF VALVE, LINE FLUSHING VALVE AND RAIN BIRD OPERIND



1 LOC-EZE ELBOW TO LOC-EZE ADAPTER CONNECTION
SCALE:



2 AIR RELIEF VALVE
SCALE:



3 FLUSHING VALVE
SCALE:

Manley Design, LLC
3462 NW 13th Avenue
Gainesville, Florida 32605
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

ELLIANOS

Alachua, FL

for
Ellianos, LLC

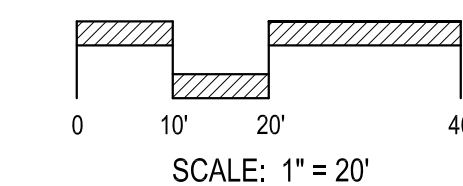
SEAL:

PROJECT NO: 18-004
CLIENT'S NO:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 14 MAR 2018
REVISIONS:

03 MAY 2018
03 JUL 2018
24 JUL 2018

SCALE:



SHEET TITLE:

IRRIGATION PLAN
AND DETAILS

SHEET NUMBER:

L-203

PLOTDATE: 07/23/2018 11:27 PM USER: ELISABETH MANLEY
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TECHNICAL SPECIFICATIONS - IRRIGATION, SECTION 328000

PART 1 – GENERAL

DESCRIPTION

FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND TRANSPORTATION, UNLESS OTHERWISE SPECIFIED, NECESSARY TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE PLANT MATERIALS AND TURF AND MULCH AREAS.

APPLICABLE STANDARDS

AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS S376.1, "DESIGN, INSTALLATION AND PERFORMANCE OF UNDERGROUND, THERMOPLASTIC IRRIGATION PIPELINES."

ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING."

ASTM D1785, POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND 120.

ASTM D2241 POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE (SDR–PR).

SUBSTITUTIONS

WHEREVER BRAND NAMES ARE USED IN THESE SPECIFICATIONS, USE ONLY THE BRAND SPECIFIED. MAKE NO SUBSTITUTIONS AS A PART OF THIS BID PACKAGE.

PART 2 – MATERIALS

PIPE

FURNISH ALL UNDERGROUND PIPING AS PVC EXCEPT FOR ANY FLEXIBLE POLYETHYLENE (POLY PIPE) PIPING THAT IS TO BE USED BETWEEN THE LATERALS AND SPRINKLER HEADS. ALL PVC PIPE SHALL BE CL 200 PIPE OR BETTER.

SIZE EACH SLEEVE AT LEAST TWICE (2X) THE SIZE OF THE PIPE BEING ROUTED THROUGH IT. INSTALL EACH CONTROL WIRE SLEEVE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES BEING ROUTED THROUGH IT UNDER THE AREA SPECIFIED. CONSULT WITH THE OWNER OR OWNER'S REPRESENTATIVE FOR THE LOCATION, DEPTH, NUMBER AND SIZE OF ANY AVAILABLE EXISTING SLEEVES.

INSTALL ANY ABOVE GROUND PIPE AS GALVANIZED PIPE.

PIPE FITTINGS

FOR MAIN LINE PVC PIPE FITTINGS, USE PVC SCH. 40 FITTINGS AND USE THREADED FITTINGS FOR CONNECTION TO VALVES.

FOR PVC ZONE PIPE, USE SCHEDULE 40, SOLVENT WELD FITTINGS, MANUFACTURED FROM PVC 12454--B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2466, EXCEPT FOR THREADED FITTINGS. FOR THREADED APPLICATIONS, USE SCHEDULE 80 FITTINGS MANUFACTURED FROM PVC 12454-- B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2467.

CONNECT ALL "POLY PIPE" AND RISER ASSEMBLIES TO THE IRRIGATION PIPELINE WITH A SCHEDULE 80 TEE, AS DESCRIBED ABOVE.

DO NOT USE MALE ADAPTERS FOR ANY APPLICATIONS. INSTEAD, USE A "TOE" NIPPLE GLUED INTO A SCHEDULE 40 COUPLER.

SEE DETAILS FOR SPRINKLER TO PIPE CONNECTIONS. NO "FLEX PVC" IS ALLOWED.

SOLVENT CEMENT AND PRIMER

USE A MEDIUM OR HEAVY BODY GRAY SOLVENT CEMENT MANUFACTURED IN ACCORDANCE WITH ASTM D2564 AND PRIMER MANUFACTURED IN ACCORDANCE WITH ASTM F656.

DRIP TUBING

INSTALL TORO DL2000 PRESSURE COMPENSATING .9 GPH, 12" O.C. TUBING FOR ALL DRIP LINE APPLICATIONS.

DRIP TUBING FITTINGS

INSTALL TORO TUBING FITTINGS FOR ALL DRIP LINE APPLICATIONS.

VALVE BOXES

USE 12 X 18 VALVE BOXES FOR ALL APPLICATIONS.

ELECTRIC VALVES

USE HUNTER ELECTRIC VALVES WITH PRESSURE REGULATORS FOR ALL APPLICATIONS.

CONTROLLER

USE A HUNTER I--CORE 6 STATION CONTROLLER PER LEGEND WITH A WIRELESS SOLAR SYNC SENSOR FOR THIS SYSTEM.

TREE SPRAYS

INSTALL RAIN BIRD 1804--SAM SPRINKLERS WITH 5Q NOZZLES FOR ALL TREE SPRAY APPLICATIONS.

WIRE

USE U.L. U.F. WIRE APPROVED FOR DIRECT BURIAL UNDERGROUND FOR ALL 24 VAC APPLICATIONS.

USE RED #14 AWG WIRE FOR ALL VALVE POWER WIRES.

USE WHITE #14 AWG WIRE FOR ALL VALVE COMMON WIRES.

PART 3 – EXECUTION

A. GENERAL

INSTALL PVC PIPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REVIEW CONSTRUCTION PLANS WITH THE OWNER OR OWNER'S REPRESENTATIVE BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION IF THERE IS ANY DOUBT AS TO HEAD LINE OR ZONE PLACEMENT.

INSPECT THE CONSTRUCTION SITE BEFORE ANY WORK BEGINS AND FLAG LOCATIONS OF MAINLINE PIPE, SLEEVES, HEADS AND VALVES FOR REVIEW BY THE LANDSCAPE ARCHITECT/OWNER. FLAGS SHALL BE CLEARLY MARKED OR COLORED TO DESIGNATE THE TYPE OF EQUIPMENT TO BE INSTALLED AT THAT POINT. INSTALLATION SHALL NOT COMMENCE UNTIL THE STAKING/ FLAGGING HAS BEEN APPROVED.

COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO PROVIDE FOR CORRECT APPLICATION OF WATER TO THE PLANT MATERIAL.

PIPE TRENCH CONSTRUCTION

PROVIDE FOR A MINIMUM DEPTH OF COVER OF 18" FOR ALL MAIN LINE PIPE AND 12" OF COVER FOR ALL ZONE PIPE AS MEASURED FROM FINISHED GRADE.

PROVIDE THE MINIMUM DEPTH OF COVER, AS SPECIFIED ABOVE, OVER THE TOP OF THE PIPE BEFORE THE TRENCH IS WHEEL--LOADED.

BACK FILL

PROVIDE INITIAL BACK FILL MATERIAL THAT IS FINE--GRAINED MATERIAL FREE FROM COMPACTED EARTH GREATER THAN TWO INCHES IN DIAMETER, ROCKS, OR STONES.

TAMP THE BACK FILL IN LAYERS NOT TO EXCEED SIX INCHES. LIFT AND COMPACT FIRMLY AROUND THE PIPE AND UP TO AT LEAST SIX INCHES ABOVE THE TOP OF THE PIPE. SUFFICIENTLY MOISTEN THE BACK FILL TO PERMIT THOROUGH COMPACTION UNDER AND ON EACH SIDE OF THE PIPE TO PROVIDE SUPPORT FREE FROM VOIDS. AVOID DEFORMING, DISPLACING, OR DAMAGING PIPE DURING THIS PHASE OF THE OPERATION. ASSURE THAT WHEN FINISHED, THE SOIL COMPACTION EQUALS THE ORIGINAL CONDITION.

FITTING AND PIPE CONNECTIONS

SQUARE CUT, CLEAN AND PRIME ALL JOINTS BEFORE CEMENTING.

FULLY ENGAGE ALL JOINTS WHILE CEMENTING.

PVC FITTINGS – MAKE ALL SOLVENT WELD JOINTS IN ACCORDANCE WITH ASTM D2855. PRIME ALL FITTINGS WITH PURPLE PRIMER BEFORE MAKING SOLVENT WELD CONNECTIONS. ALLOW SOLVENT WELDED JOINTS AT LEAST ONE (1) HOUR TO SET UP BEFORE MOVING OR HANDLING. DO NOT PERMIT WATER IN THE PIPE FOR AT LEAST TWENTY--FOUR HOURS AFTER MAKING A SOLVENT WELD ON THAT PIPE UNLESS RECOMMENDED OTHERWISE BY THE SOLVENT CEMENT MANUFACTURER. SEAL ALL THREADED PVC FITTINGS WITH LIQUID TEFLON EXCEPT SPRINKLER HEADS, ELECTRIC VALVE CONNECTIONS AND SWING JOINTS. INSTALL ALL OF THESE EXCEPTIONS USING ONE INCH TEFLON TAPE.

FLUSHING PIPELINES

FLUSH ALL PIPELINES BEFORE SPRINKLERS ARE INSTALLED. MAINTAIN A MINIMUM PIPE VELOCITY OF THREE FEET PER SECOND AND FLUSH FOR A MINIMUM TIME OF:

T = 2L/3 WHERE T = TIME IN SECONDS
& L = PIPE LENGTH IN FEET FROM INLET POINT TO MOST DISTANT POINT IN PIPELINE.

INSTALLING ELECTRIC VALVE CONTROL WIRING

INSTALL WIRING IN THE SAME TRENCH AND ALONG THE SAME ROUTE AS, AND UNDERNEATH THE MAIN LINE EXCEPT IN LOCATIONS WHERE THE WIRE WILL PASS UNDER PAVING. AT THOSE LOCATIONS INSTALL THE WIRE INSIDE OF A PVC SLEEVE. INSTALL CONTROL WIRING THROUGH WALLS, FLOORS, AND SLABS IN PVC SLEEVES. INSTALL (2) EXTRA WIRES POWER FROM EACH CONTROLLER TO THE FARTHEST VALVE IN EACH DIRECTION OPERATED BY THAT CONTROLLER.

TAPE WIRING TOGETHER AT INTERVALS OF TEN FEET, USING 1/4 INCH FIBER REINFORCED TAPE.

USE A CONTINUOUS WIRE BETWEEN THE CONTROLLER AND VALVE. MAKE AN EXPANSION LOOP OF A MINIMUM 12 INCHES DIAMETER AT EACH WIRE CONNECTION. PROVIDE EXPANSION COILS OF WIRE AT NO MORE THAN 100 FOOT INTERVALS AND AT EACH DIRECTION CHANGE IN THE WIRE ROUTING.

ATTACH PERMANENT MARKINGS AT EACH END OF EACH WIRE TO IDENTIFY IT BY VALVE NUMBER. (CHRISTIE I.D. TAGS OR EQUAL)

PROVIDE A SEPARATE POWER WIRE FOR EACH CONTROL VALVE.

AUTOMATIC CONTROLLER INSTALLATION

LOCATION – VERIFY LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

VERIFY THAT SUFFICIENT SLEEVING EXISTS TO ALLOW ROUTING OF THE VALVE WIRING FROM THE CONTROLLER TO EACH VALVE.

VALVE INSTALLATION

INSTALL ALL AUTOMATIC ZONE VALVES AND GATE VALVES IN VALVE BOXES. NUMBER EACH ZONE VALVE BOX ON THE UNDERSIDE AND TOPSIDE OF EACH VALVE BOX COVER WITH BLACK WATERPROOF MARKER FOR REFERENCE.

INSTALL ANY MAIN LINE ISOLATION VALVES AND QUICK COUPLING VALVES IN VALVE BOXES.

INSTALLATION OF SPRAY HEADS.

INSTALLATION SCHEDULE – INSTALL SPRAY HEADS AFTER THE SPRINKLER BODY ASSEMBLIES HAVE BEEN CLEANLY FLUSHED.

ORIENTATION – INSTALL POP--UP UNITS IN A PLUMB POSITION AND FIELD ADJUST SPRINKLER HEADS TO OBTAIN COMPLETE COVERAGE OF IRRIGATED AREA WITH MINIMUM OVER SPRAY ONTO PAVED SURFACES. HEADS ARE TO BE LOCATED ON A MAXIMUM SPACING OF 55% OF THE SPRINKLER COVERAGE DISTANCE AND CLOSER WHERE INDICATED. ADJUST NOZZLE DISTANCE AS NEEDED TO COVER PLANT MATERIALS AND MINIMIZE OVER SPRAY ON STRUCTURES AND PAVEMENT. ALIGN POP--UP SPRAY HEADS IN A VERTICAL ORIENTATION AS SHOWN IN THE DETAILS. ADJUST AS NECESSARY TO PROVIDE THE BEST COVERAGE IN SLOPED AREAS.

TESTING

PRESSURE TEST THE SYSTEM MAIN LINE BEFORE APPRECIABLY BACKFILLING.

PRESSURE TEST THE SYSTEM MAIN LINE, IN THE PRESENCE OF THE OWNER OR OWNER'S REPRESENTATIVE, FOR A PERIOD OF NO LESS THAN FOUR HOURS, CONTINUOUSLY, AT A PRESSURE OF NO LESS THAN 100 PSI WITH NO LEAKS AND ASSURE THAT ANY TESTS OF THE SYSTEM MAIN LINE MEET THE APPLICABLE COUNTY PLUMBING CODES. IF LEAKAGE OCCURS, REMEDY THE LEAKAGE PROBLEM AND RETEST. REPEAT THIS PROCESS AS MANY TIMES AS NECESSARY UNTIL A SUCCESSFUL TEST IS PERFORMED.

INSPECTIONS

THE FOLLOWING INSPECTIONS ARE REQUIRED. NOTIFY OWNER OR OWNER'S REPRESENTATIVE IN ADVANCE THAT EACH ITEM IS READY FOR INSPECTION AS INDICATED BELOW:

INSPECTION OF FLAGGED UNDERGROUND MAINLINE PIPING, SLEEVES, SPRINKLER AND VALVE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION – NOTIFY 48 HOURS IN ADVANCE.

SPRINKLER COVERAGE TEST – NOTIFY 48 HOURS IN ADVANCE.

FINAL INSPECTION – NOTIFY 48 HOURS IN ADVANCE.

TESTING

COVERAGE TESTS – CONDUCT SPRINKLER COVERAGE TESTS UNDER NORMAL OPERATING PRESSURE CONDITIONS BEFORE ANY GROUND COVER OR TURF IS PLANTED. CORRECT AND FIELD ADJUST SPRINKLER ORIENTATION TO PROVIDE UNIFORM PRECIPITATION OVER THE IRRIGATED AREA AND MINIMIZE OVER SPRAY ONTO PAVED SURFACES AND BUILDINGS.

WARRANTY

THE CONTRACTOR SHALL ISSUE TO THE OWNER OR OWNER'S REPRESENTATIVE A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD OF NOT LESS THAN ONE YEAR ON ALL SPRINKLERS, VALVES, THE CONTROLLER, AND HIS LABOR.

DRAWING OF RECORD

THE CONTRACTOR SHALL SUPPLY TO THE OWNER A DRAFTED, SCALED, REPRODUCIBLE PLAN SHOWING ALL CHANGES MADE TO THE EXISTING IRRIGATION SYSTEM AND ALL NEWLY INSTALLED COMPONENTS INCLUDING ALL SPRINKLERS, INCLUDING BODY TYPES AND NOZZLES, PIPE, INCLUDING SIZES AND THE ENDS OF SLEEVING LOCATIONS AS MEASURED FROM AT LEAST TWO FIXED OBJECTS, CONTROLLER, AND WIRE ROUTING. THIS PLAN MAY BE AN ADAPTATION OF THE IRRIGATION DESIGN WITH ANY CHANGES DRAFTED ON THIS PLAN. THE DRAWING SHALL ALSO PROVIDE A MINIMUM OF TWO (2) DIMENSIONS TAKEN FROM FIXED OBJECTS TO EACH AUTOMATIC VALVE AND MANUAL CONTROL VALVE.

ADDITIONAL SUBMITTALS

SUPPLY TO THE OWNER ALL INSTRUCTION SHEETS AND PARTS LISTS COVERING ALL OPERATING AND ELECTRICAL--RELATED EQUIPMENT, BOUND IN ONE FOLDER. FURNISH THE OWNER WITH ANY KEYS FOR LOCKABLE ITEMS ON THIS SYSTEM.

RAIN GAUGE

ASSURE THAT EACH CONTROLLER IS INTERFACED WITH A RAIN SWITCH WHICH WILL SHUT THE SYSTEM OFF IN CASE OF RAIN OR FREEZING WEATHER.

MISCELLANEOUS

ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS. CONTACT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF IN ANY DOUBT OF HEAD, LINE OR ZONE PLACEMENT.

ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPED AREAS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WITH THE INSTALLATION.

ALL APPLICABLE CODES SHALL TAKE PRECEDENCE OVER THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR FIELD CHANGES.

FIELD ADJUST NOZZLE SELECTION LOCATIONS AND PLUMB OF SPRINKLERS AND SPACING OF DRIP TUBING TO PROVIDE PROPER COVERAGE.

PROJECT NAME:

ELLIANOS

Alachua, FL

for
Ellianos, LLC

SEAL:

PROJECT NO: 18-004
CLIENT'S NO:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 03 JULY 2018
REVISIONS:
24 JUL 2018

SCALE:

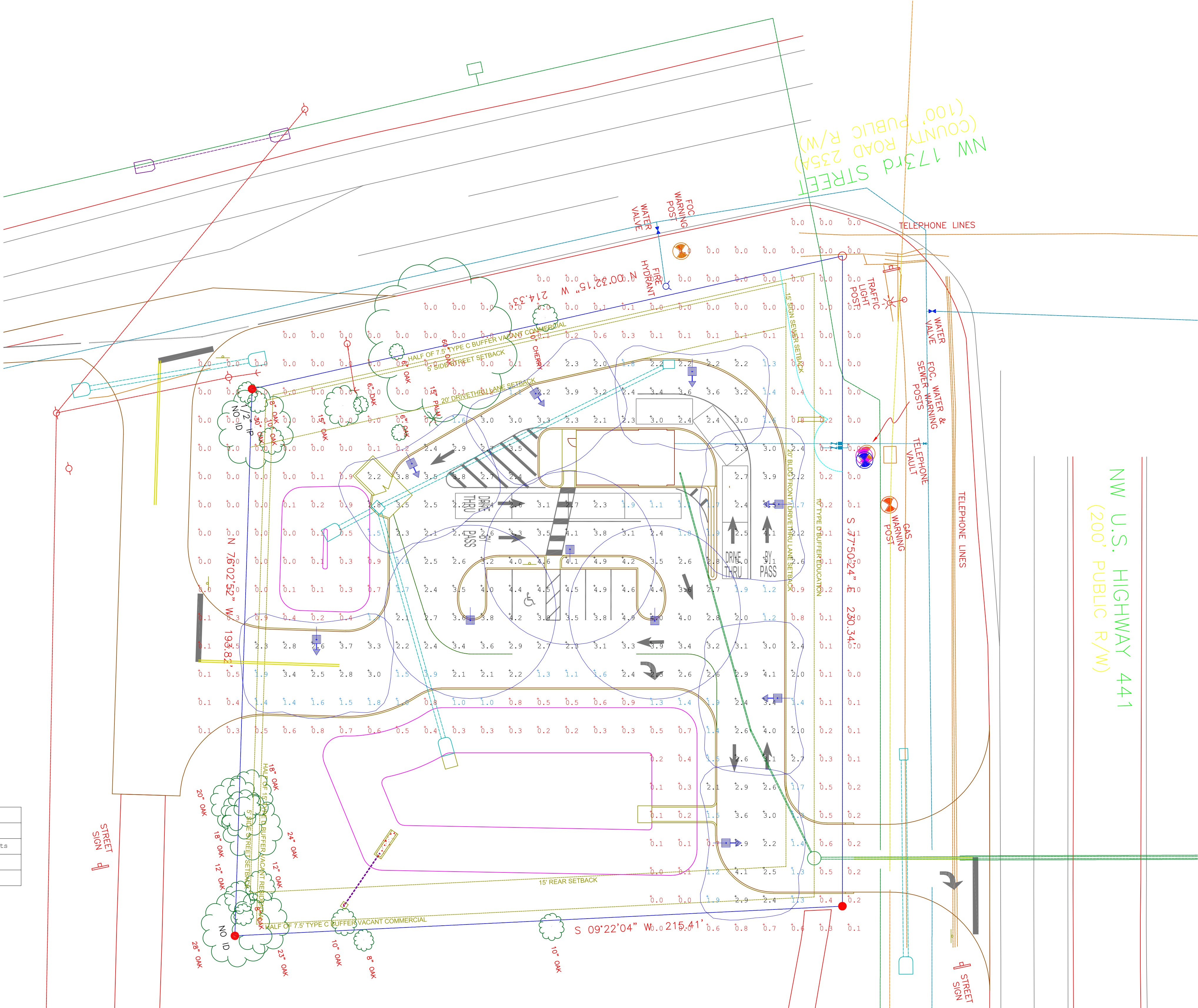
SHEET TITLE:

IRRIGATION
TECHNICAL
SPECIFICATIONS

SHEET NUMBER:

L-204

REVISIONS		
REV #	DATE	BY:
1	5/1/18	TO
2	7/2/18	TO



OPTION 3

Calculation Summary							
Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
DRIVE THRU AND ENTRANCES	2.6	4.1	0.5	5.3	8.2	10	10
PARKING SUMMARY	3.1	4.9	1.1	2.9	4.5	10	10

Luminaire Schedule							
WLS14122 ELLIANOS ALACHUA, FL PM: ROBBY PLEASE EMAIL ROBBY AT PRUDASILL@WLSLIGHTING.COM FOR PRICING.							
Symbol	Qty	Label	Lumens	LLF	Description	Lum. Watts	
	3	A	8298	0.980	WLS-EDG-58-04-525-4K 15' MOUNTING HEIGHT	70	
	7	B	5348	0.980	WLS-EDG-4M-40-525-4K-BLS 15' MOUNTING HEIGHT	70	



ENERGY SERVICES GROUP OF WLS

1-800-633-8711 - WWW.WLSLIGHTING.COM

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

ELLIANOS
ALACHUA, FL

WLS LIGHTING SYSTEMS

Consider the Impact!

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS-14122C

DATE - 4/25/18

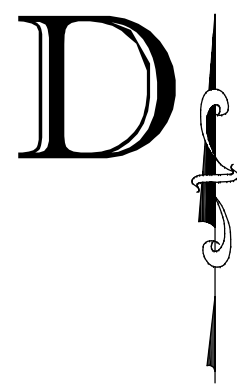
SCALE: 1"=20'

800-633-8711

PM: ROBBY

BY: TO

SHEET 1 OF 1



DANIEL & GORE, LLC

Professional Surveying and Mapping

P.O. BOX 1501
LAKE CITY, FL 32056
PH.: (386) 752-9019
Fax: (904) 339-9229

426 SW COMMERCE DRIVE
SUITE 130-N
LAKE CITY, FL 32025
Email: sdaniel@dgsurveying.com
LICENSE NO. LB 7683

NOTES:

1. BEARINGS ARE BASED ON STATE PLANE COORDINATES (NAD 83) FLORIDA NORTH. ELEVATIONS ARE BASED ON NGVD 1929.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.
6. UTILITY LOCATES WAS REQUESTED. ONLY TELEPHONE WAS FLAGGED, AS SHOWN.

TOPOGRAPHIC SURVEY

IN
THE SW 1/4 OF
SECTION 9, TWP 8-S, RNG 18-E
ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(ORB 1526, PG 205)

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR THE POINT OF REFERENCE, AND RUN N 03°06'57" W, ALONG THE WEST LINE OF SAID SECTION 9 AND ALONG THE CENTERLINE OF COUNTY ROAD 235a (100 FOOT RIGHT OF WAY), A DISTANCE OF 1259.43 FEET; THENCE RUN S 80°42'11" E, A DISTANCE OF 766.42 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1120, PAGE 54 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N 03°06'57" W, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 3.07 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1335, AT PAGE 987 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN N 80°42'11" W, ALONG THE SOUTH LINE OF SAID PARCEL "A" AND ALONG THE NORTH RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2 (66 FOOT RIGHT OF WAY), A DISTANCE OF 12.86 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 10143.13 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 01°42'45", AN ARC DISTANCE OF 303.17 FEET (CHORD BEARING AND DISTANCE OF N 79°50'49" W, 303.16 FEET RESPECTIVELY) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL "A"; THENCE RUN N 06°55'59" E, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 221.69 FEET TO A CONCRETE MONUMENT AT THE N.W. CORNER OF SAID PARCEL "A"; THENCE RUN N 80°24'33" W, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT OF WAY), A DISTANCE OF 210.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE N 80°24'33" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 230.34 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 235a; THENCE RUN S 03°06'57" E, ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 214.33 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE WITH THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2; THENCE RUN S 78°37'24" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 193.67 FEET; THENCE RUN N 06°49'41" E, A DISTANCE OF 215.36 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND

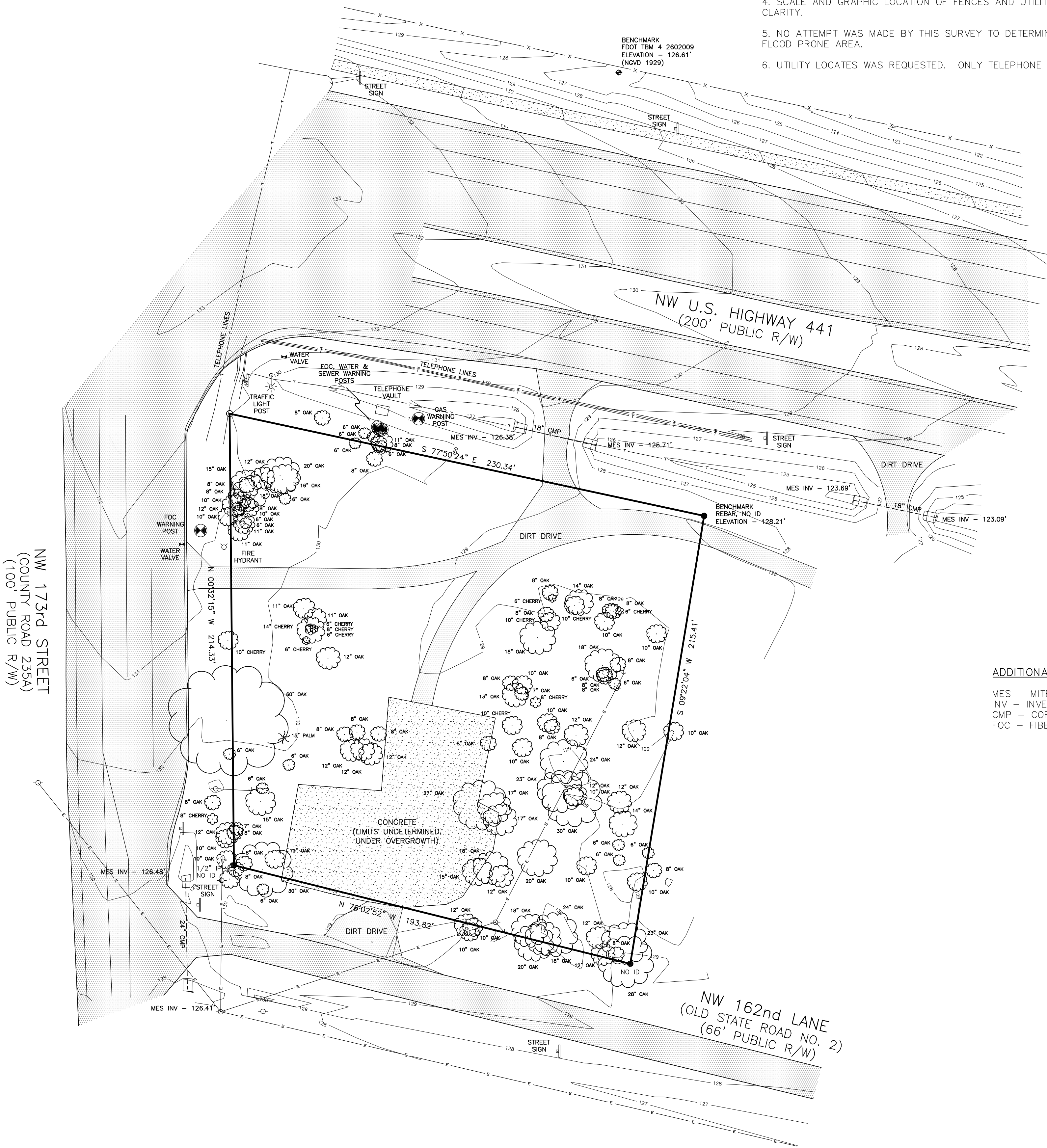
- DENOTES 5/8" IRON ROD & CAP SET (LB7683)
- DENOTES IRON PIPE OR REBAR FOUND (5/8")
- DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)
- DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊙ DENOTES NAIL & DISC FOUND
- NO ID - NO IDENTIFICATION
- FND - FOUND
- CM - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE (S)
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (M) - MEASURED
- AC. - ACRE(S)
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EOP - EDGE OF PAVEMENT
- EOG - EDGE OF GRADE
- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- ◇ - TELEPHONE PEDESTAL
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- IP - IRON PIPE
- IPC - IRON PIPE AND CAP
- IR - IRON ROD
- IRC - IRON ROD AND CAP
- R - RADIUS
- T - TANGENT
- L - ARC LENGTH
- Δ - CENTRAL ANGLE
- CH - CHORD BEARING & DISTANCE
- R/W - RIGHT OF WAY
- TWP - TOWNSHIP
- RNG - RANGE
- X - X DENOTES FENCE
- E - E DENOTES OVERHEAD ELECTRIC
- - POWER POLE
- CONCRETE

SCALE: 1" = 30'



ADDITIONAL ABBREVIATIONS:

MES - MITERED END SECTION
INV - INVERT
CMP - CORRUGATED METAL PIPE
FOC - FIBER OPTIC CABLE



SURVEY FOR: CORNERSTONE PARTNERS, LP
CHICAGO TITLE

12/20/2017
DATE OF CERTIFICATE

12/18/2017
DATE OF FIELD SURVEY

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

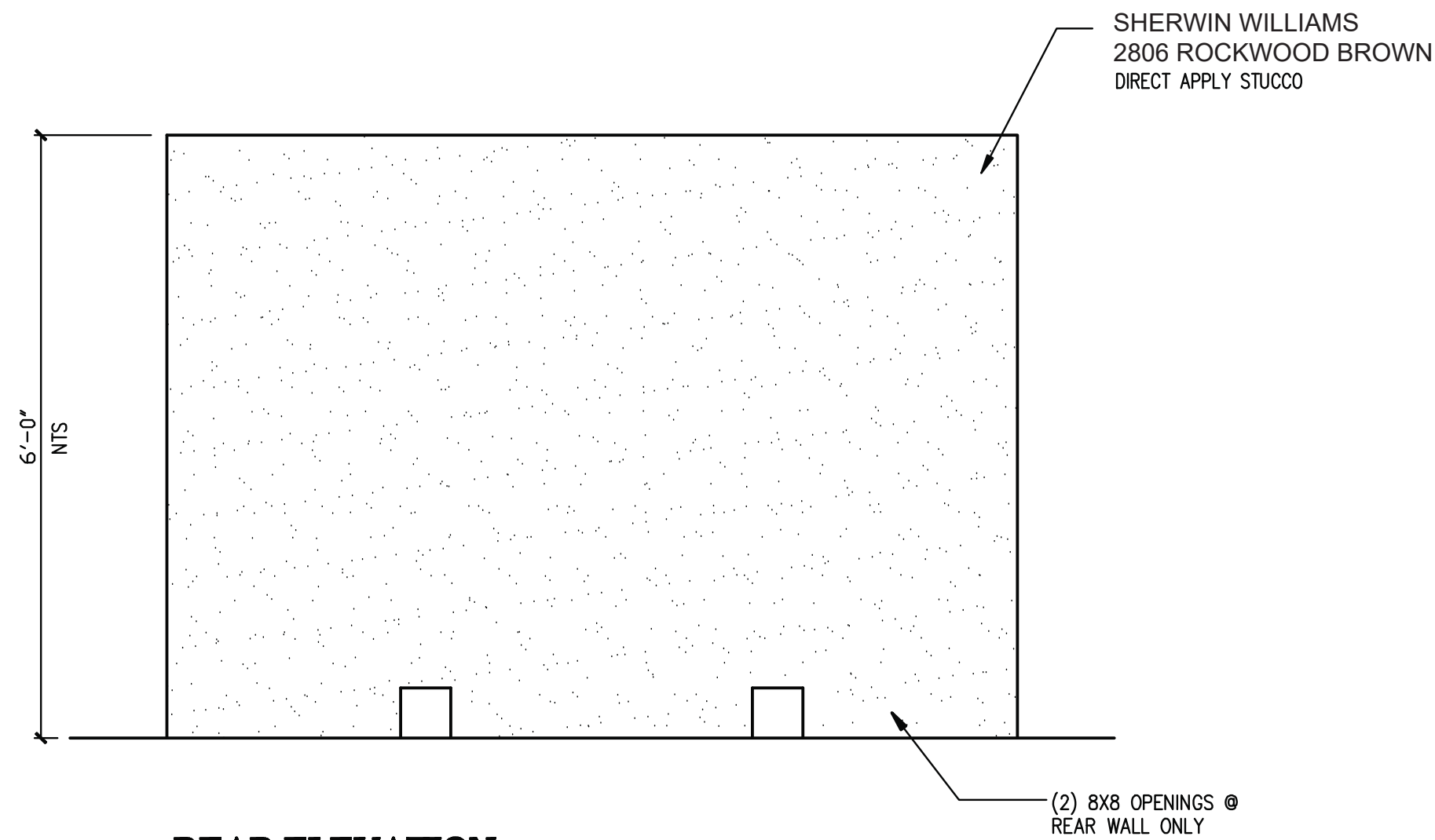
JOB NUMBER:
170206

APPROVED:
BSD

DRAWN BY:
BSD

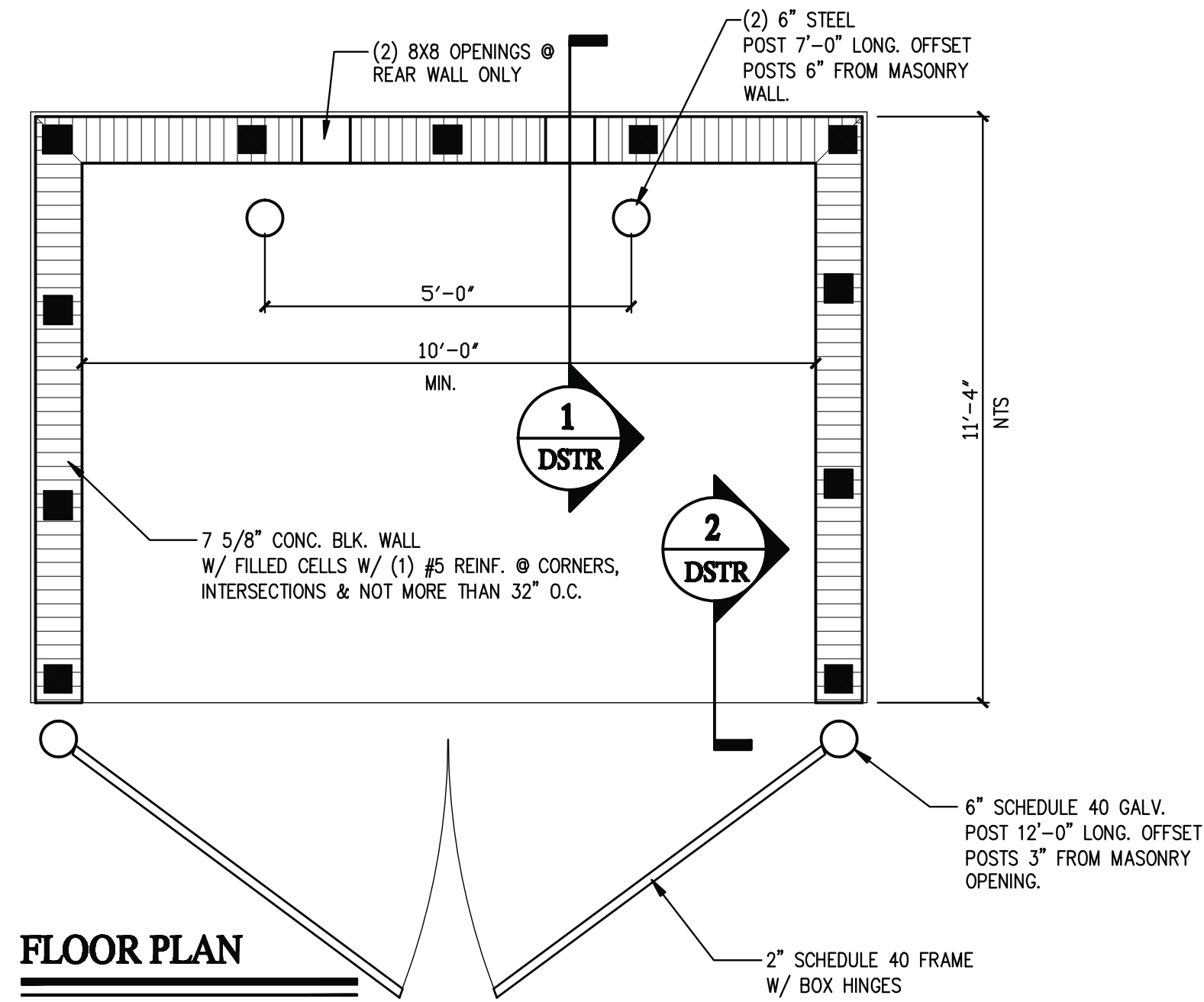
FIELD BOOK
17 : 52
EFB

SHEET NO.
1 OF 1



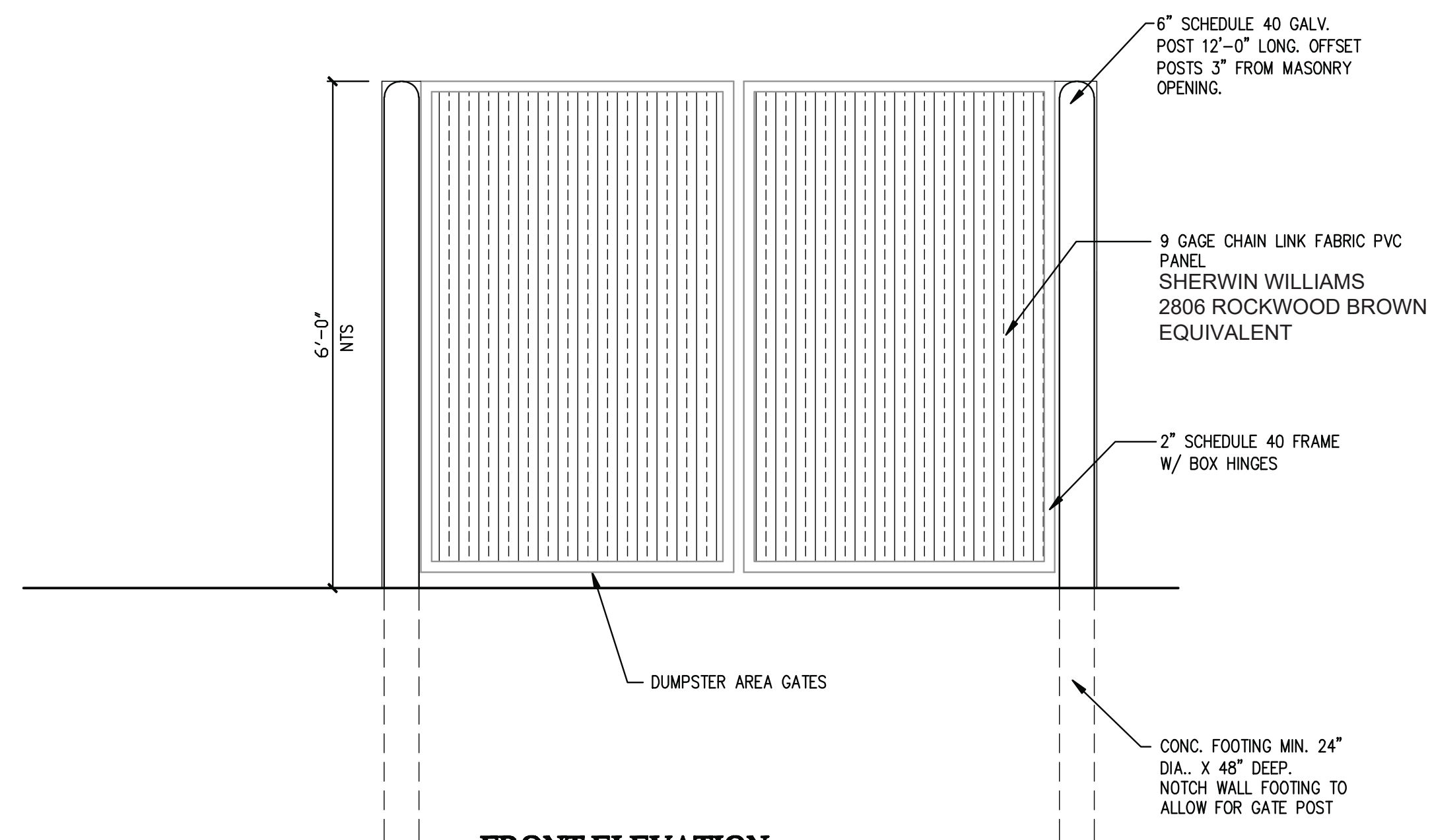
REAR ELEVATION

SCALE: 1/2"=1'



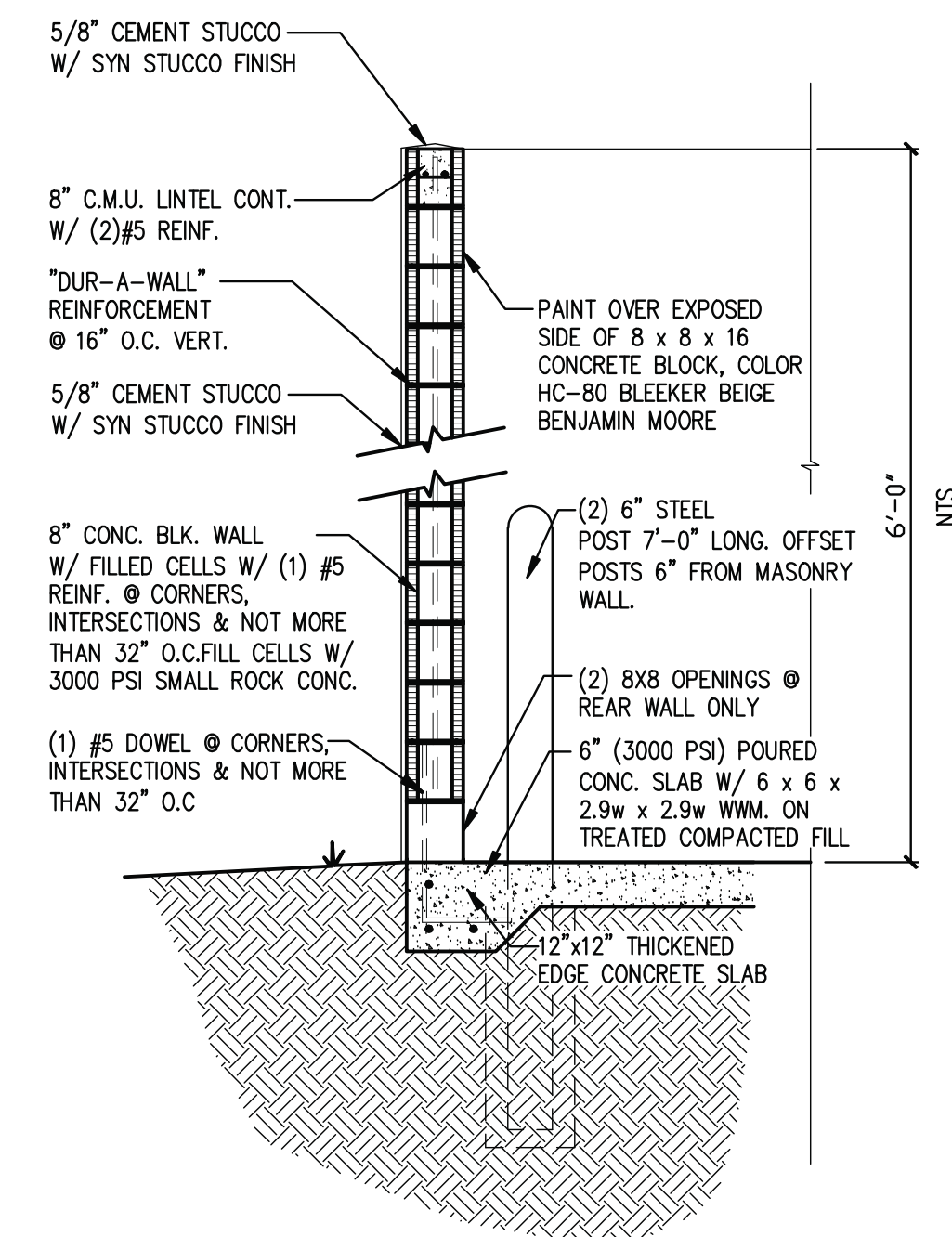
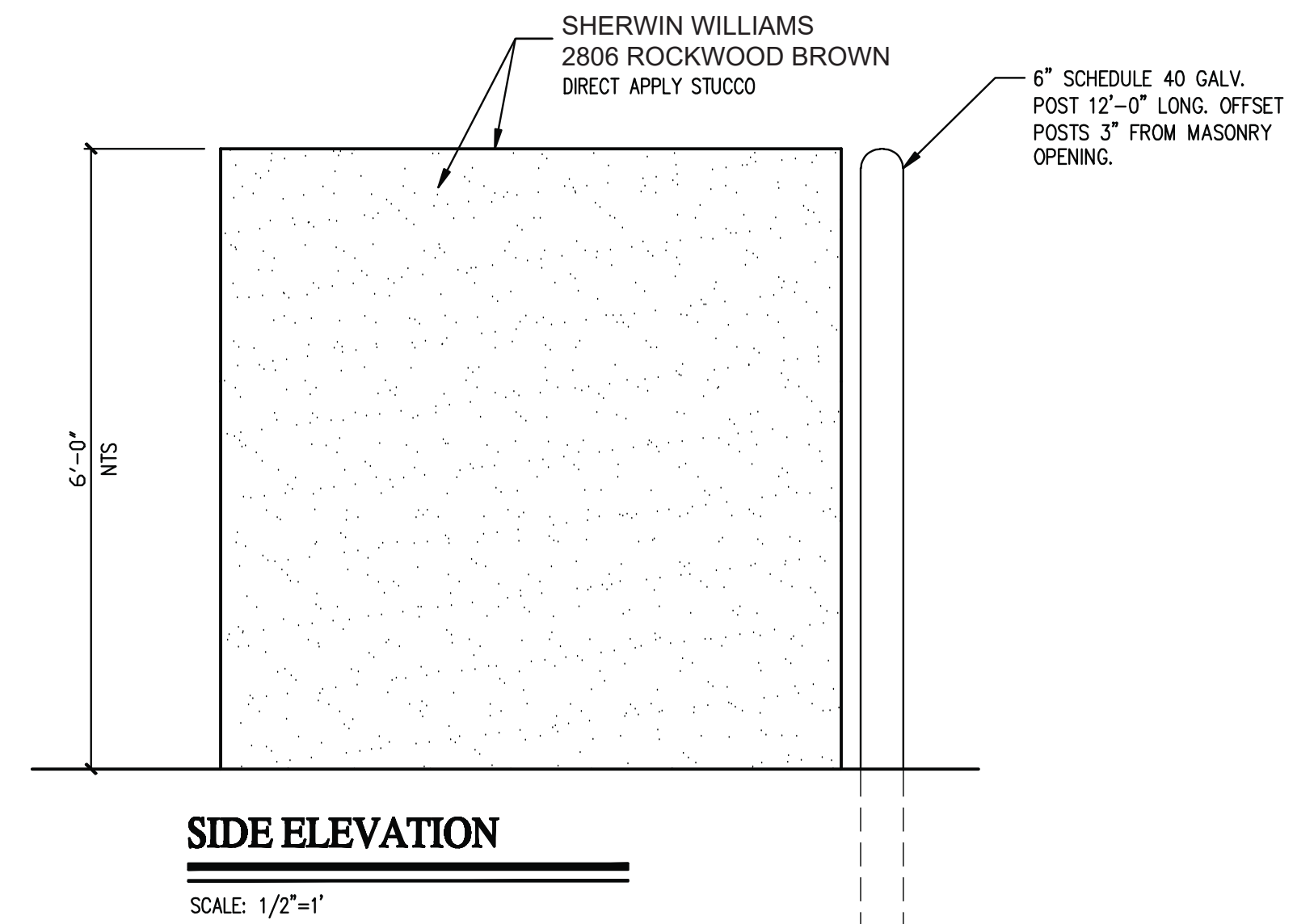
FLOOR PLAN

SCALE: 1/2"=1'



FRONT ELEVATION

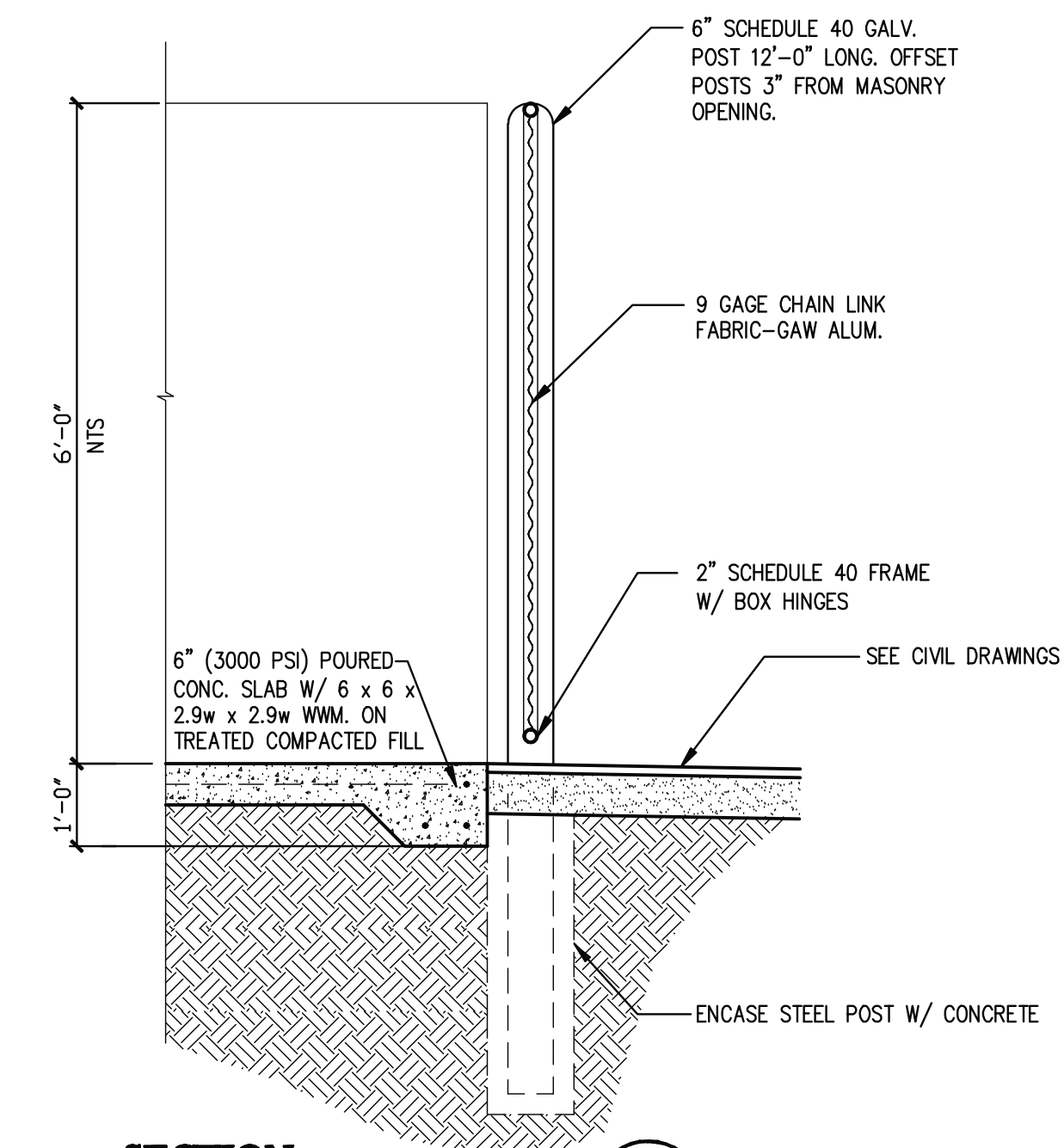
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SECTION

SCALE: 1/2"=1'

1
DSTR



SECTION

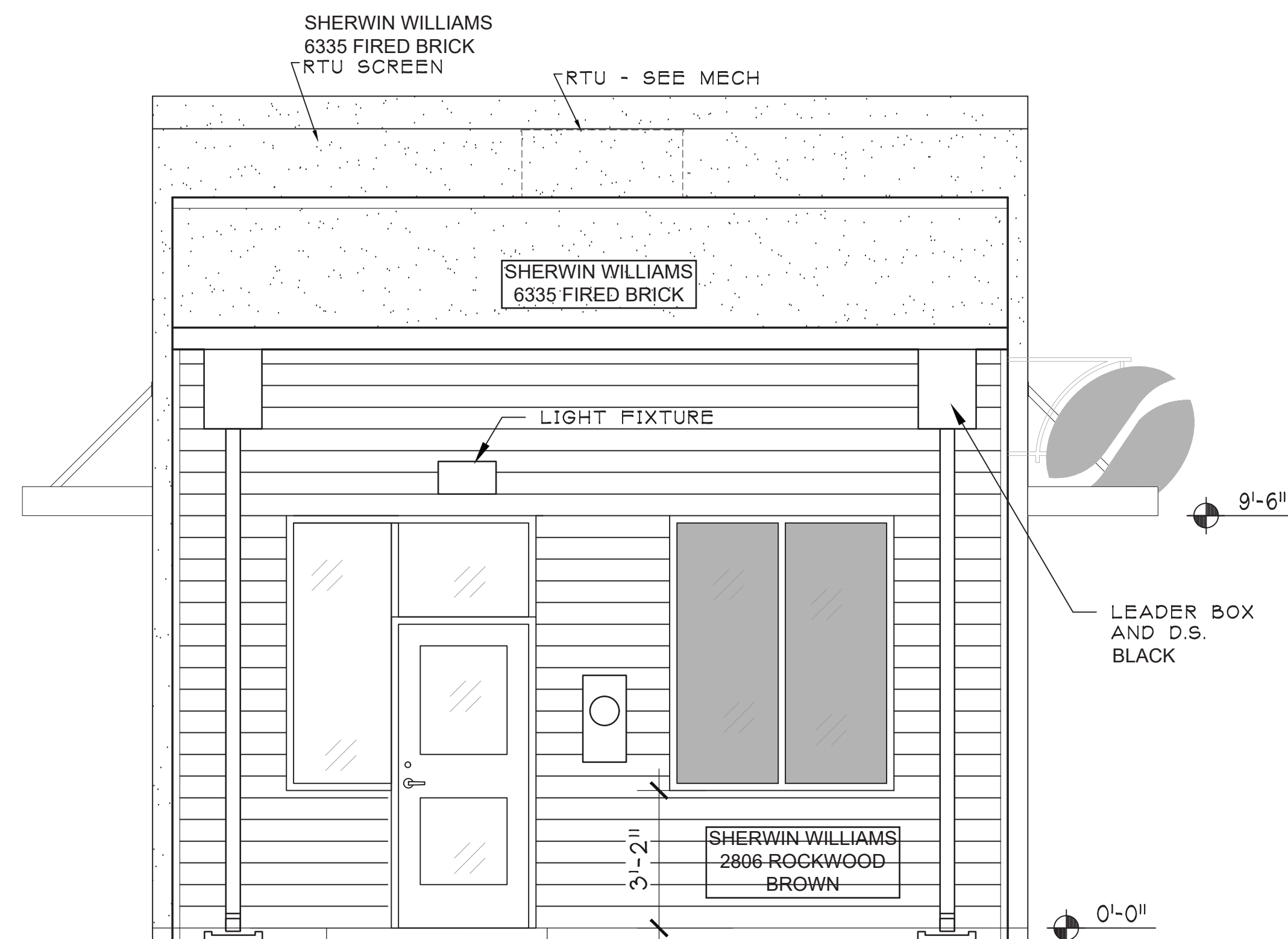
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2
DSTR



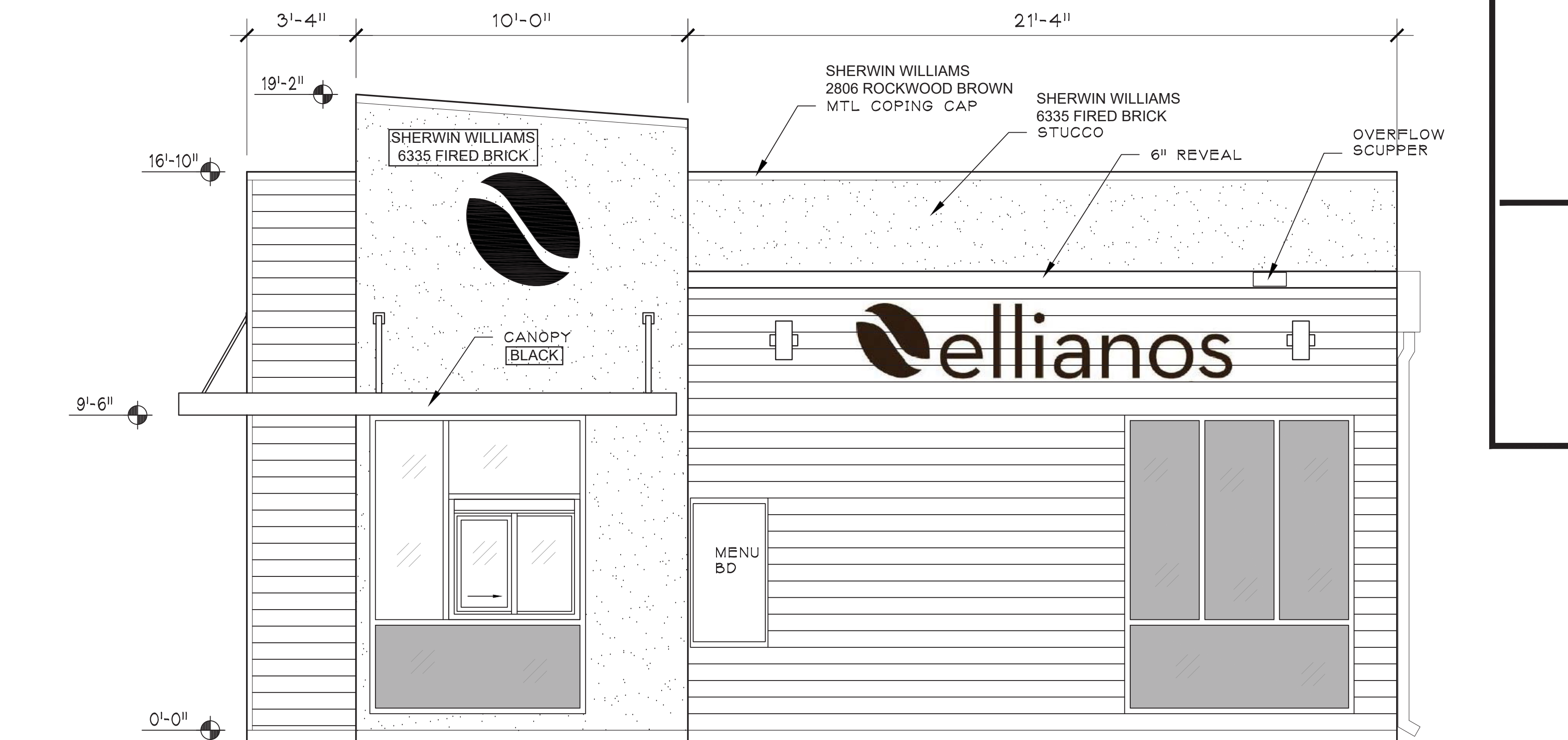
324 sq ft x 0.20 = 64.8 sq ft of glazing required
88.7 sq ft of glazing provided

1D
A3.1
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



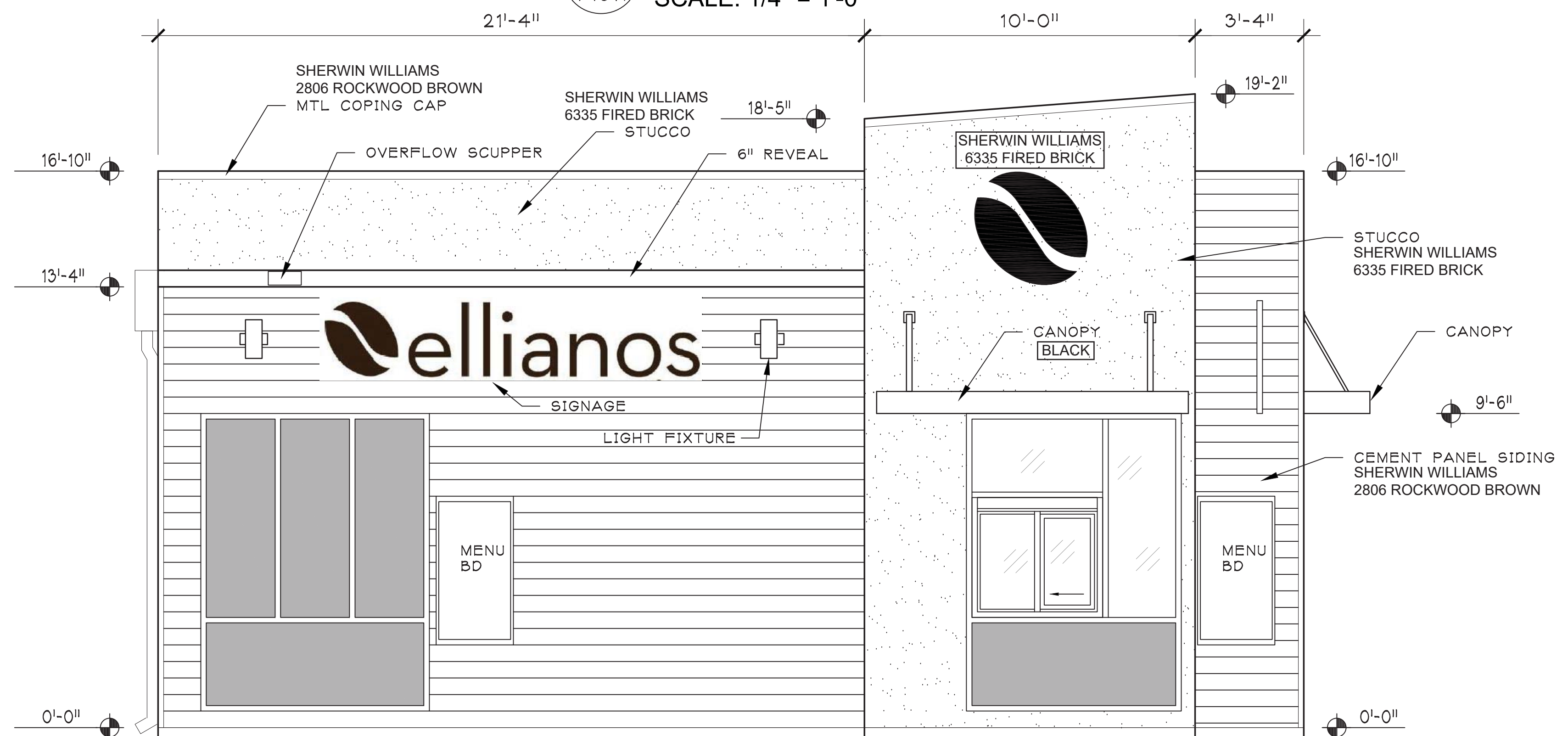
324 sq ft x 0.20 = 64.8 sq ft of glazing required
65.4 sq ft of glazing provided

1G
A3.1
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



605 sq ft face x 0.20 = 121 sq ft of glazing required
122.4 sq ft of glazing provided

6D
A3.1
WEST ELEVATION
SCALE: 1/4" = 1'-0"



605 sq ft face x 0.20 = 121 sq ft of glazing required
122.4 sq ft of glazing provided

6G
A3.1
EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL EXTERIOR
SIGNAGE BY OWNER (N.I.C.)



MICHAEL P. RICHMOND
REGISTRATION # AR-0091268
CORP. LIC. NO. AA0002304

Brame Heck
ARCHITECTS INC.
FOUNDED 1911
606 N.E. First Street
Gainesville, Florida 32601
852.372.0425
FAX 852.372.0426
www.brameheck.com

ellianos coffee
Alachua, Florida

SE Corner of US441 & 235A

**BUILDING
ELEVATIONS**

DRAWN MDR
CHECKED MR
DATE 03/22/18
CAD 716501010 Cad CD1
Ellianos-A3-BE
REVISIONS

FILE NO. 7165.010
S H E E T

A3.1



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

August 14, 2018

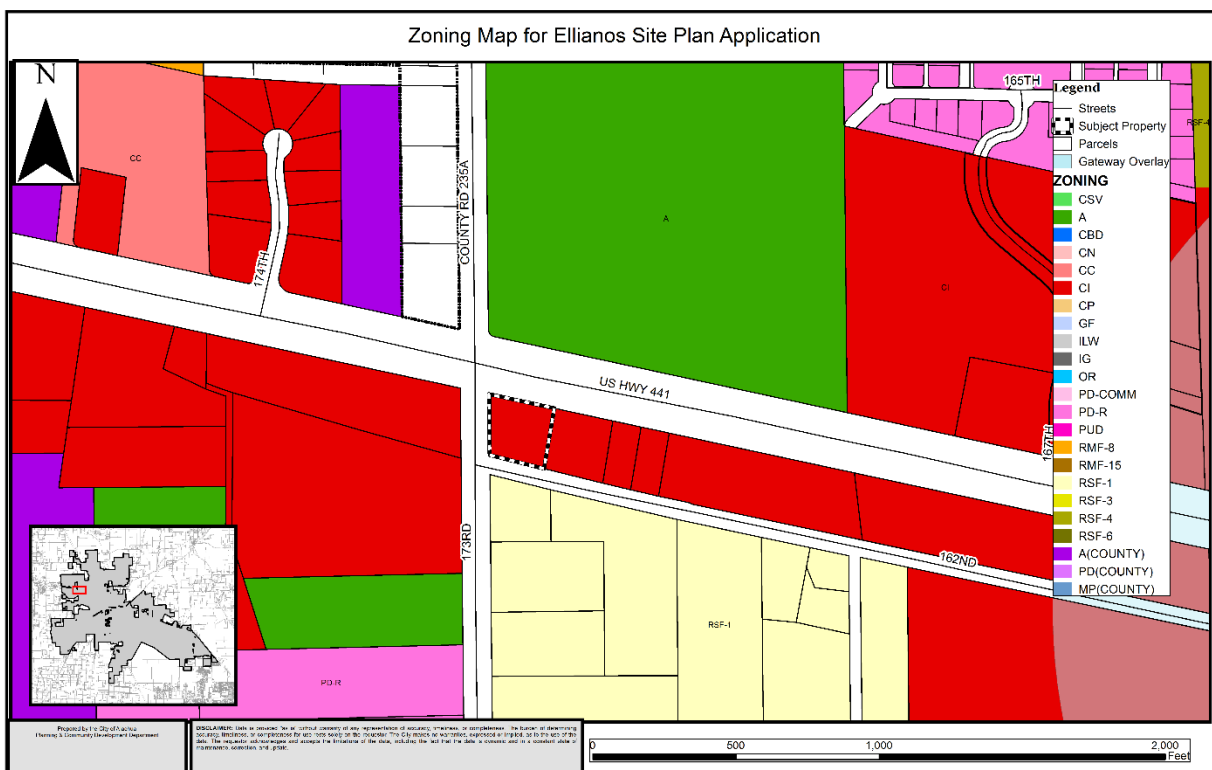
SUBJECT:	A request for a Site Plan for the construction of a ±681 square foot drive-through restaurant with employee parking, storm water management facility improvements, paving, grading, landscaping and associated utility infrastructure
APPLICANT/AGENT:	Chris Gmuer, P. E., Gmuer Engineering, LLC.
PROPERTY OWNER:	Circle K Stores, Inc.
LOCATION:	South of Santa Fe High School and NW US Highway 441, east of NW 173 rd Street (CR 235A) and north of NW 162 nd Lane
PARCEL ID NUMBER:	03051-004-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive ("CI")
OVERLAY:	NA
ACREAGE:	±1.03 acres
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the five (5) conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the five (5) conditions provided in Exhibit "A" and on page 22 of the August 14, 2018 Staff Report to the Planning & Zoning Board.</i>

SUMMARY

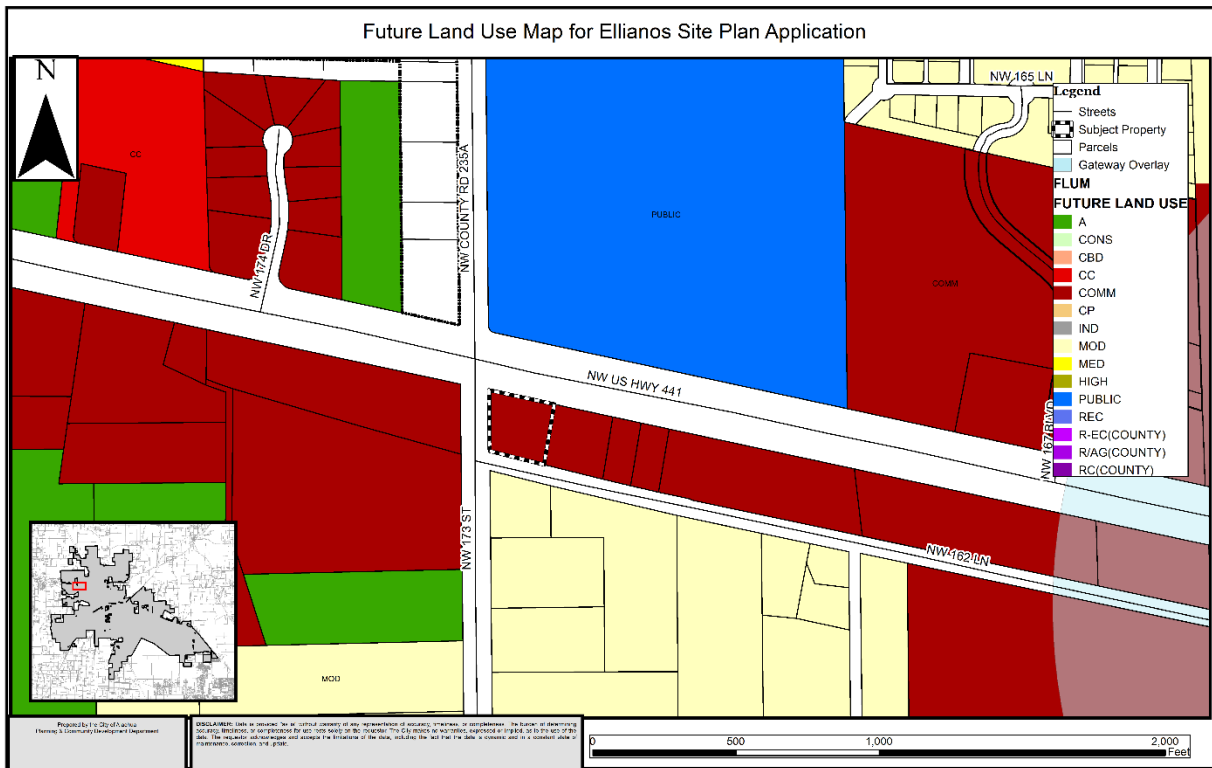
The proposed site plan is a request by Chris Gmuer, P.E., of Gmuer Engineering, LLC., applicant and agent for Circle K Stores, Inc., property owner, for the construction of a ±681 square foot drive through restaurant with employee parking, storm water management facility improvements, paving, grading, landscaping and associated utility infrastructure.

The subject property is ±1.03 acres in area and is located south of Santa Fe High School and NW US Highway 441, east of NW 173rd Street (CR 235A) and north of NW 162nd Lane. Access to the subject property would be provided by two (2) ingress/egress drives, one connecting to US Highway 441 and one connecting to NW 162nd Lane.

Map 1. Subject Property with Zoning



Map 2. Subject Property with Future Land Use



The proposed development will convey the development's stormwater runoff to two (2) proposed stormwater basins located to the south and east of the structure and parking lot on the subject property. The applicant has indicated that, if the application is approved, an application for self-certification of environmental resource permit will be submitted to the Suwannee River Water Management District.

The proposed driveway connection to US Highway 441 requires review and permitting by the Florida Department of Transportation (FDOT). The applicant has indicated that a permit application has been submitted to this agency and is currently under review. The driveway connection to NW 162nd Lane is permitted through the City of Alachua, however, the required improvements to the intersection of NW 16th Lane and CR 235A require a right-of-way permit through Alachua County Public Works. The applicant has indicated that this permit application has been submitted to this agency, and is currently under review. Given the site geometry and location at a major intersection (US Highway 441 and CR 235A), City staff contracted with Volkert Engineering to review proposed traffic circulation on site, and the connections to adjacent roadways. Based on Volkert Engineering review, modifications were made to the Site Plan and the comments were adequately addressed. The applicant has also provided a cross-access easement to the vacant parcel located to the east.

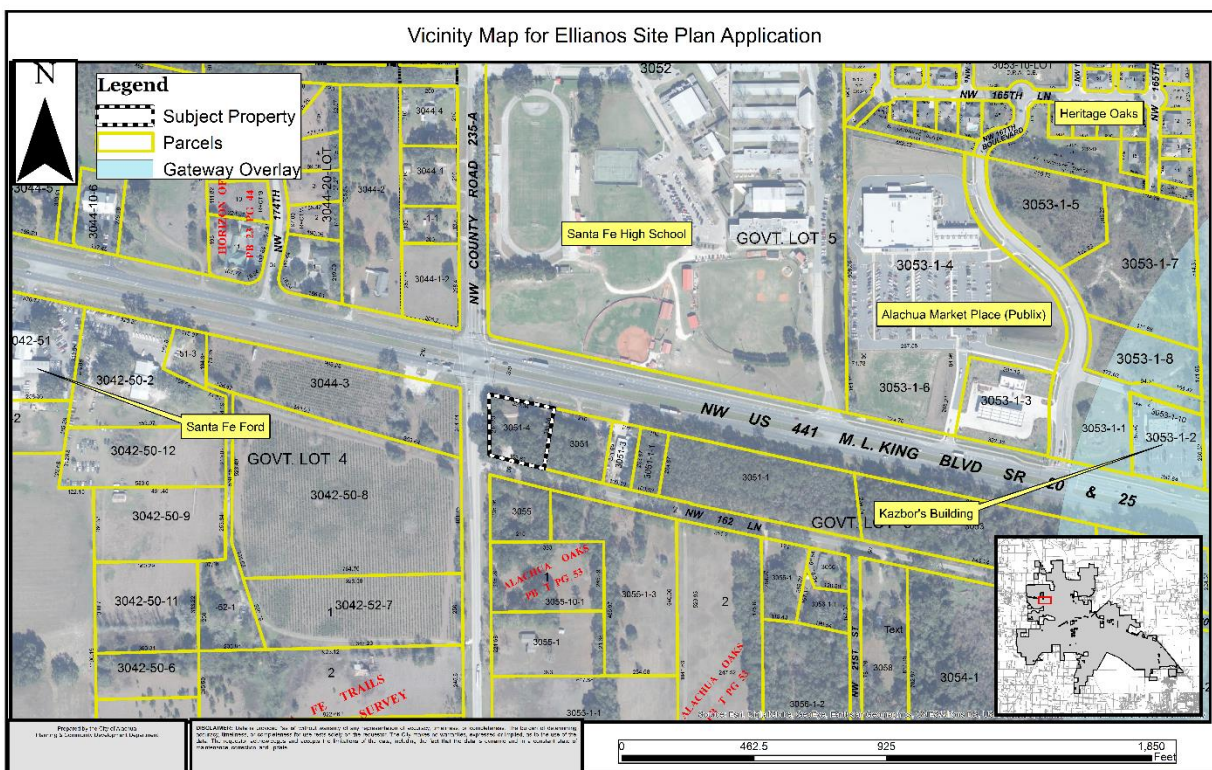
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Santa Fe High School/ US Highway 441	Public	A
South	Residential	Moderate Density Residential	RSF-1
East	Vacant	Commercial	CI
West	Vacant	Commercial	CI

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of

the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on January 30, 2018 at the Alachua Branch Library. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by one (1) individual from the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Evaluation and Findings of Consistency with Objective 1.3: The proposed use (drive-through restaurant) complies with the intent of the Commercial Future Land Use designation by providing a service/office use to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;

5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Evaluation and Findings of Consistency with Policy 1.3.b: The subject property has a Commercial FLUM designation, which allows eating establishment uses.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

Evaluation and Findings of Consistency with Policy 1.3.d: The applicant has demonstrated through their submitted site plan application and supporting

documentation that each of these sub-policies has been addressed. Given the site geometry and location at a major intersection (US Highway 441 and CR 235A), City staff contracted with Volkert Engineering to review proposed traffic circulation on site, and the connections to adjacent roadways. Based on Volkert Engineering review, modifications were made to the Site Plan and the comments were adequately addressed. The applicant has also provided a cross-access easement to the vacant parcel located to the east.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible
2. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.
3. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

Evaluation and Findings of Consistency with Policy 1.3.e: The subject property has a Commercial FLUM designation; no new commercial FLUM designations would be created through consideration of this site plan application.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Evaluation and Findings of Consistency with Objective 5.1: According to the analysis of the subject property, based on the best available data, the site does not contain any environmental features, such as those considered by Objective 5.1 that would render the property inappropriate for the proposed development. Please see the Environmental Conditions Analysis section of this Report.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The proposed development will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities has been provided within this report. The development will not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d – 1.3.g: The site plan complies with Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development's impacts to sanitary sewer facilities has been provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE

Solid Waste Landfill

LEVEL OF SERVICE STANDARD

.73 tons per capita per year

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development's impacts to solid waste facilities has been provided within this report. The development will not adversely affect the level of service for solid waste facilities.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The proposed development will convey the development's stormwater runoff to two (2) stormwater basins, which will be located onsite. The applicant has indicated that, if the application is approved, an application for self-certification of environmental resource permit will be submitted to the Suwannee River Water Management District.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant

expansion shall be planned in accordance with Florida Administrative Code.

3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities has been provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

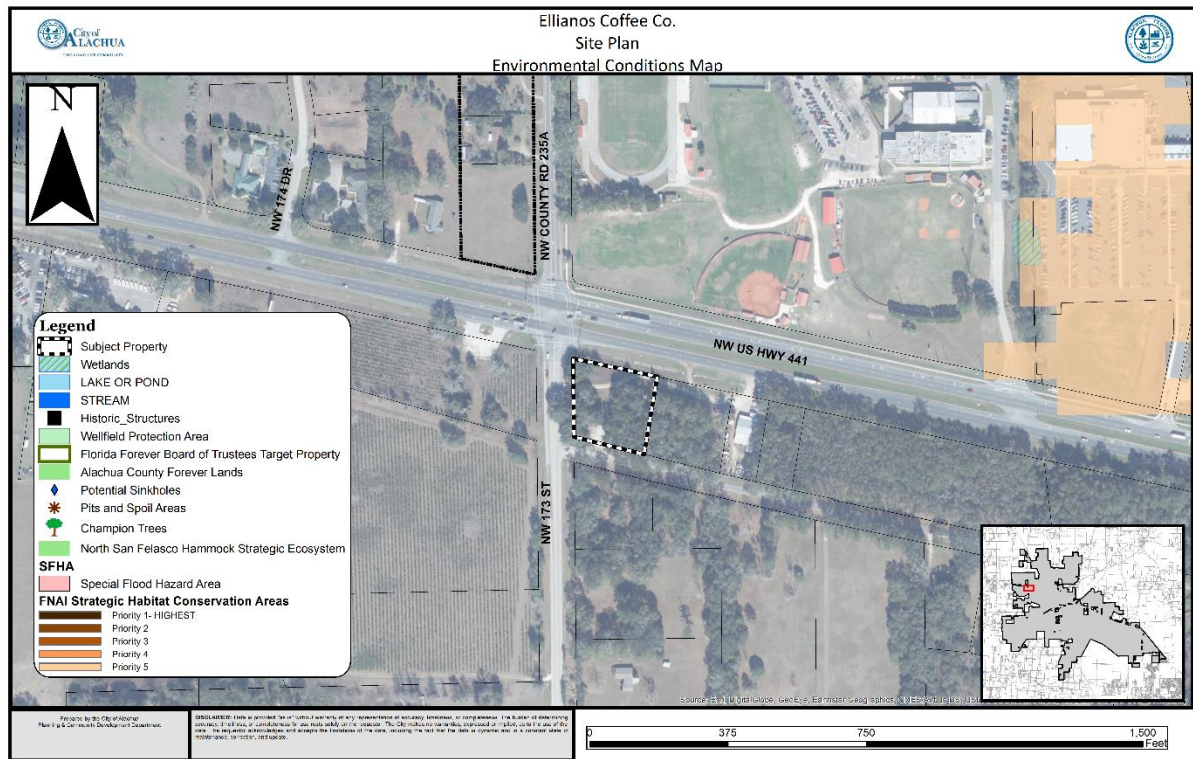
Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The subject property does not contain any environmentally sensitive lands or lands designated for conservation. The development therefore will encourage development practices which provide for the protection of native communities and ecosystems.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County. The subject property is not located within or adjacent to a Strategic Ecosystem.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer does not indicate any lands classified as potentially having habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

Arredondo-Urban Land Complex (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained, surface runoff is slow. This soil type poses only slight limitations for most urban uses.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Evaluation: The soil types present on the subject property do not pose any substantial limitations for the proposed development, therefore, no concerns related to soil suitability.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain.) See Map 5 above.

Evaluation: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) *Consistency with Comprehensive Plan*

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Commercial Intensive ("CI".) The site plan proposes a new ±681 square foot drive-through restaurant with employee parking, storm water management facility improvements, paving, grading, and associated utility infrastructure. Table 4.1-1 of the LDRs establishes the allowable uses within each zoning district, and indicates that this zoning district permits drive through restaurants under the "Eating Establishments" use category, subject to the use-specific standards found in Section 4.3.4 (A)(2) and analyzed below.

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: There are use-specific standards for drive-through restaurants found in Section 4.3.4 (A)(2). These standards are:

(2) Restaurants with drive-through or drive-in service.

(a) Off-street parking and loading. All principal uses with drive-through or drive-in services shall comply with all applicable standards governing vehicle-stacking areas and drive-in facilities set forth in Section 6.1, Off-street parking and loading standards.

(b) Transitional use area requirement. When such use is located within a CI, ILW or IG district which adjoins a residential district, and is located upon the same frontage as the residential district without an intervening street, drive-throughs or drive-ins may not be closer than 100 feet from the residential district boundary line.

The proposed site plan complies with these standards.

(4) *Development and Design Standards*

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, *Section 6.8*, Design Standards for Business Uses, and *Section 6.9*, Environmental Protection Standards. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan.

(5) *Subdivision Standards*

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision is proposed as part of this development.

(6) *Complies with All Other Relevant Laws and Ordinances*

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

COMPLIANCE WITH SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. Upon evaluation of the proposed Site Plan, no potential adverse impacts to residential uses within 500 feet of the proposed site are anticipated.

COMPLIANCE WITH SECTION 6.8, DESIGN STANDARDS FOR BUSINESS USES

Section 6.8 of the City's Land Development Regulations (LDRs) establishes design standards for business uses. The standards established within Section 6.8.2 apply to business use types,

except for single tenant retail sales and services uses greater than or equal to 20,000 square feet or unless otherwise exempted within Subsection 6.8.1(B.). Uses exempt from the design standards pursuant to Subsection 6.8.1(B) include use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories. The standards established within Section 6.8.3 apply to single tenant retail sales and services uses greater than 20,000 square feet.

The application has been reviewed for and found to be in compliance with the standards of Section 6.8. The proposed development is classified as a “business use type” and therefore subject to the requirements of Section 6.8.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107/1407)	US 441 (From SR 235 to NCL)	4/D	Principle Arterial	Urban Trans	E
NA	CR 235A (South Segment) (from US 441 to CR 235)	2/U	County Maintained Collector	Urban Trans	D
NA	CR 235A (North Segment) (from north city limits to US 441)	2/U	County Maintained Collector	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating fewer than 1,000 trips, affected roadway segments are identified as those located partially or wholly within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) of the LDRs.]
³ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Coffee/donut shop with Drive-thru Window (ITE Code 937)	574 (287/287)	70 (35/35)	30 (15/15)
Total Trips	574 (287/287)	70 (/)	30 (15/15)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: ITE Code 937 – AADT – 820.38 trips per 1,000 sf gfa x 0.70 ksf (50% entering/50% exiting); AM Peak Hour – 100.58 trips per 1,000 sf gfa x 0.70 ksf (51% entering/49% exiting); PM Peak Hour – 43.38 trips per 1,000 sf gfa x 0.70 ksf (50% entering/ 50% exiting)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US 441 From SR 235 to NCL (107/1407) ¹	SR 235A South	SR 235A North
Average Annual Daily Trips			
Maximum Service Volume ²	39,000	15,120	15,120
Existing Traffic ³	25,926	3,780	1,436
Reserved Trips ⁴	1,825	217	180
Available Capacity ⁴	11,249	11,123	13,504
Increase/Decrease in Daily Trips Generated by Development ⁵	542	16	16
Residual Capacity After Development's Impacts⁶	10,707	11,107	13,488
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua July 2018 Development Monitoring Report. ⁵ Trip Distribution: US 441 (From SR 235 to NCL) Segment- 100%, %, SR 235 (From 241 Intersection to US 441) – 42.6 %, SR 235 (From US 441 to NCL)- 26.2%. ⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.			

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	US 441 From SR 235 to NCL (13,14,15) ¹	SR 235A South	SR 235A North
Maximum Service Volume ²	3,510	1,359	1,359
Existing Traffic ³	2,463	359	136
Reserved Trips ⁴	216	30	26
Available Capacity ⁴	831	970	1,197
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	28	1	1
Residual Capacity After Development's Impacts⁶	803	969	1,196
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua July 2018 Development Monitoring Report. ⁵ Trip Distribution: US 441 (From SR 235 to NCL) Segment- 94.42%, %, SR 235 (From 241 Intersection to US 441) – 2.79 %, SR 235 (From US 441 to NCL)- 2.79%. ⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.			

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ¹	36,867
Available Capacity	1,027,133
Projected Potable Water Demand from Application ³	440
Residual Capacity	1,026,693
Percentage of Permitted Design Capacity Utilized	55.4%
Sources: ¹ City of Alachua July 2018 Development Monitoring Report. ² Source: Chapter 64E-6, Florida Administrative Code; Formula: 50 gallons per day per 100 square feet + 15 gallons per day per employee (7 100 square feet x 50 gpd + 6 x 15= 440 gpd total)	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ¹	54,347
Available Capacity	758,653
Projected Sanitary Sewer Demand from Application ²	440
Residual Capacity	758,213
Percentage of Permitted Design Capacity Utilized	49.5%
Sources: ¹ City of Alachua July 2018 Development Monitoring Report. ² Source: Chapter 64E-6, Florida Administrative Code; Formula: 50 gallons per day per 100 square feet + 15 gallons per day per employee (7 100 square feet x 50 gpd + 6 x 15= 440 gpd total)	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ²	2,883.37	526.22
Demand Generated by Application ²	3.5	.64
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: 1 City of Alachua July 2018 Development Monitoring Report. 2 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT “A”
TO
ELLIANOS COFFEE CO.; CIRCLE K STORES, INC.
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development, including, but not limited to, any and all permits required for the proposed driveway connection to US Highway 441 and any and all permits required for the proposed improvements to the intersection of County Road CR235A and NW 162nd Lane.
2. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. Public Utilities Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements.
3. The applicant agrees it shall provide an ingress/egress Easement as depicted on the Site Plan. The ingress/egress easement as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such easement.
4. The applicant agrees it shall comply with all recommendations provided by the City of Alachua Public Services Department in a memorandum dated July 25, 2018 and found in Exhibit “B” – Supporting Application Materials Submitted by City Staff to the Planning and Zoning Board.
5. The applicant agrees that Conditions 1-4 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 -4 as stated herein.

**EXHIBIT “B”
TO
ELLIANOS COFFEE CO; CIRCLE K STORES, INC.**

**SITE PLAN
STAFF REPORT**

**SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 26, 2018

Also sent by electronic mail to chrisg@gmuereng.com

Christopher Gmuer, PE
Gmuer Engineering, Inc.
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Notice of Hearing to be Scheduled for Ellianos Coffee Site Plan

Dear Mr. Gmuer:

On July 24, 2018 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that the applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **August 14, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday July 31, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

Zimbra

ad_hall@cityofalachua.org

RE: Ellianos Site Plan Revisions

From : Brian Kanely <brian.kanely@volkert.com>
Subject : RE: Ellianos Site Plan Revisions
To : 'Adam Hall' <ad_hall@cityofalachua.org>

Mon, Jul 30, 2018 10:53 AM

Adam:

I reviewed the revised site plan for Ellianos. My comments are as follows:

1. The south driveway has been relocated to the center of the property. This significantly improves the internal traffic circulation for the site. It also makes the circulation around the building better. Traffic that enters the site from US 441 and accesses the window on the west side of the building now has an obvious travel path back to US 441 via the driving aisle in the parking area. This also address my concern about the tight radius at the south end of the cross hatched area by the dumpster pad.
2. The issue I noted about the tight radius at the north end of the drive-thru on the east side of the building has been addressed by adding the small cross hatch area with the 15 foot radius. The relocation of the driveway on the south side of the site also addresses this comment.
3. The additional pavement at the intersection of CR 235A & NW 162nd Lane addresses the issues at this location and will provide more storage for northbound vehicles on CR 235A that turn right onto US 441.
4. The issue of the access from US 441 into the site and whether or not to provide a short right turn lane off US 441 is ultimately a FDOT decision.
5. The issue of providing a northbound right turn overlap phase at the traffic signal at US 441 & CR 235A is also a FDOT decision.

The revised site plan addresses my traffic related concerns, is a significant improvement over the original site plan with respect to traffic flow and I recommend approval.

Let me know if you have any questions.

Brian

Brian Kanely, P.E.
Sr. Traffic Engineer

Volkert, Inc.
3501 S Main Street, Suite 2
Gainesville, FL 32601
352-240-7459 - Direct Line
352-372-9594 x3006
Cell: 352-262-3580

brian.kanely@volkert.com

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From: Adam Hall [mailto:ad_hall@cityofalachua.org]
Sent: Monday, July 30, 2018 10:23 AM
To: brian kanely <brian.kanely@volkert.com>
Subject: Re: Ellianos Site Plan Revisions

Brian,

We had a conversation a couple of weeks ago about this, but I don't think I ever got an email/letter stating that your concerns had been addressed (but our email server likes to eat emails too).

Thanks!

Adam H

From: "brian kanely" <brian.kanely@volkert.com>
To: "Adam Hall" <ad_hall@cityofalachua.org>
Cc: "Kathy Winburn" <kwinburn@cityofalachua.org>
Sent: Wednesday, July 11, 2018 8:57:54 AM
Subject: RE: Ellianos Site Plan Revisions

I will review today and get back to you today or Thursday.

Brian Kanely, P.E.

Sr. Traffic Engineer

Volkert, Inc.
3501 S Main Street, Suite 2
Gainesville, FL 32601
352-240-7459 - Direct Line
352-372-9594 x3006
Cell: 352-262-3580

brian.kanely@volkert.com

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From: Adam Hall [mailto:ad_hall@cityofalachua.org]

Sent: Wednesday, July 11, 2018 8:31 AM

To: brian kanely <brian.kanely@volkert.com>

Cc: Kathy Winburn <kwinburn@cityofalachua.org>

Subject: Ellianos Site Plan Revisions

Brian:

Gmuer Engineering has submitted a revised site plan for the Ellianos Coffee project. I have attached the revised site plan and response letter. You can access the complete resubmittal package at this [LINK](#).

Please let me know if they have successfully addressed all of the concerns noted in your independent review letter dated May 22, 2018 or if there are items outstanding.

Because the redesign is significant, if there are new concerns that should be further investigated or reviewed, please let me know so that we can discuss next steps.

Thank you and have a great day!

--

Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 18, 2018

Also sent by electronic mail to chrisg@gmuereng.com

Christopher Gmuer, PE
Gmuer Engineering, Inc.
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Ellianos (Site Plan)-Outstanding DRT Comments

Dear Mr Gmuer:

On July 3, 2018 the City of Alachua received your revised application for the approval of a Site Plan which proposes the construction of a 681 square foot drive through restaurant on a 1.03 acre subject property (Parcel No. 03051-004-000). A DRT meeting was held on April 23, 2018 to discuss these items.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Monday, August 6, 2018. A digital version of the complete revised application may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. As previously noted, Staff has determined that additional outside technical review was required. These comments have been included with this letter.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

C. Development Standards

- f. Per Section 6.2.3(D), mechanical equipment such as HVAC equipment or external coolers must be displayed on landscaping or architectural plans and meet standards for screening.

New comment: Revised elevations indicate that the proposed HVAC may be visible from CR235A. Please demonstrate that the HVAC equipment (RTU) will not be visible from CR235A right-of-way. July 3, 2018 submission addressed visibility from NW 162nd Lane (south/rear elevation), but not visibility from CR235A (west elevation).

D. Fire Marshal/ Public Services/ Outside Engineering Review Comments

2. The applicant must comply with hall comments provided by the Public Services Department in a memo dated April 23, 2018 (attached to this memo).

New comment: Location of proposed easements not displayed on utility plan. Please coordinate with the Public Services Department and provide proposed location of these easements. A condition will be forwarded to Planning and Zoning Board that these easements will be required to be recorded prior to the application for any building permit related to this project.

The submission included significant redesign of landscaping and site plan, which has been reviewed for compliance with applicable City regulations. There are two deficiencies that must be addressed in addition to the outstanding DRT comment above.

- Section 6.2.3 (E). Arterial screening standards have not been met as 3 additional canopy trees are needed (9 provided out of 12 required).
- Section 6.2.1 (D). 49 mitigation trees are required, but only 48 can be identified. Please identify or provide 1 additional tree to be used for tree mitigation.
- Revise plans to show location of cross access easement to parcel located to east of subject property. A condition will be forwarded to Planning and Zoning Board that this easement will be required to be recorded prior to the application for any building permit related to the project.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

July 11, 2018

Mr. Adam Hall, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

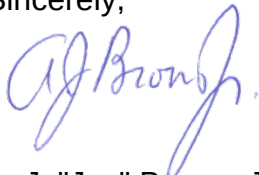
Re: Ellianos - Development Plan Engineering Review

Dear Mr. Hall:

As you requested, we have reviewed the Ellianos Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings, created by Gmuer Engineering and dated 7-3-2018, are complete from an overall engineering standpoint, and all of our previous comments provided via letter dated 5-18-2018 have now been satisfied.

If we can provide any other services related to this project please let me know.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 22, 2018

Also sent by electronic mail to chrisg@gmuereng.com

Christopher Gmuer, PE
Gmuer Engineering, Inc.
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Ellianos (Site Plan)-Outstanding DRT Comments

Dear Mr Gmuer:

On May 3, 2018 the City of Alachua received your revised application for the approval of a Site Plan which proposes the construction of a 681 square foot drive through restaurant on a 1.03 acre subject property (Parcel No. 03051-004-000). A DRT meeting was held on April 23, 2018 to discuss these items.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Monday June 4, 2018. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. As previously noted, Staff has determined that additional outside technical review was required. These comments have been included with this letter.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

A. Comprehensive Plan Consistency

1. Policy 1.3.d.7 of the Future Land Use Element. Applicant response states that “dual drive throughs...do not limit on site circulation”. Staff has concerns regarding overall on-site circulation patterns including drive aisles and points of conflict. The arrangement of the drive throughs appears to limit on site circulation. Staff intends to contract with an outside traffic engineer to review resubmittal for turn-lane and site circulation analysis, if necessary. An estimated cost for this review will be provided to applicant when it is available, prior to proceeding.

New comment: As previously indicated, the City has contracted with an outside traffic engineer to provide their expert analysis on the site plan and connections to public rights-of-way. Applicant must address comments provided by Brain Kanely, P.E., of Volkert, Inc in a letter received by the City on May 22, 2018 and attached to this letter.

C. Development Standards

1. Section 6.2- Tree protection/landscape/xeriscape standards
 - e. Per Section 6.2.3(C), plans reference dumpster enclosure detail in architectural plans, but this detail is not provided.

New comment: Please verify that proposed color of cladding is similar or the same as the principal structure. Please provide color of cladding on principal structure.

- f. Per Section 6.2.3(D), mechanical equipment such as HVAC equipment or external coolers must be displayed on landscaping or architectural plans and meet standards for screening.

New comment: Revised elevations indicate that the proposed HVAC may be visible from CR235A. Please demonstrate that the HVAC equipment (RTU) will not be visible from CR235A right-of-way.

2. Section 6.4- Exterior lighting Standards
 - b. Per Section 6.4.4(F), light fixtures that are 60 watts or more shall have full cut-off lenses or hoods. This would apply to both lighting types currently proposed.

New comment: Please verify fixture indicated below has a full cut-off lens or hood.

Symbol	Qty	Label	Lumens	LLF	Description	Lum. Watts
	3	A	8298	0.980	WLS-EDG-5S-04-525-4K 15' MOUNTING HEIGHT	70

5. Section 6.8- Design Standards for Business Uses

- b. Mechanical equipment not identified on site plan or architectural plan. Please provide location and demonstrate that the screening requirements found in Section 6.8.2 (A)(3) will be met.

New comment: Revised elevations indicate that the proposed HVAC may be visible from CR235A. Please demonstrate that the HVAC equipment (RTU) will not be visible from CR235A right-of-way.

D. Fire Marshal/Public Services/Outside Engineering Review Comments

1. The applicant must address the comments provided by Jay Brown, PE of JBrown Professional Group in a letter received by the City on May 18, 2018 (attached to this memo).

New comment: Applicant must address comments provided by Brian Kanely, P.E., of Volkert, Inc in a letter received by the City on May 22, 2018.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

May 18, 2018

Mr. Adam Hall, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Ellianos - Development Plan Engineering Review

Dear Mr. Hall:

As you requested, we have reviewed the Ellianos Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings, created by Gmuer Engineering and dated 5-3-2018, are complete from an overall engineering standpoint, but we do have several more comments and recommendations to provide. The comments and recommendations are provided below.

Sheet C-200

1. The mitered end section and piping at the south end of the driveway connection to NW 173rd Street is being impacted by the new design and should be extended to give better separation. We feel leaving current design is inadequate and may also have cover issues.
2. Provide a detail for the outfall control system being used at the outfall for SMF-1. It is standard practice to detail unique outfall structures in plans. Verify cover over outfall pipe via added detail. It is still unclear exactly what is proposed with this outfall design.

Sheet C-300

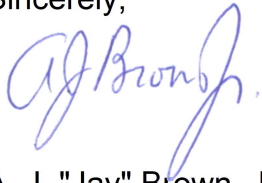
1. If a pole mounted transformer with a direct bury line is proposed, please include a note.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our

Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering



Volkert, Inc.

3501 South Main Street
Suite 2
Gainesville, FL 32601

Office 352.372.9594
Fax 352.371.3988
gainesville@volkert.com

www.volkert.com

May 22, 2018

Mr. Adam Hall, AICP
Planner, Office of Planning and Community Development
City of Alachua
15100 NW 142nd Terrace
P.O. Box 6
Alachua, FL 32616

Subject: Independent Review of Ellianos Italian Coffee Shop for the City of Alachua, FL.

Dear Mr. Hall:

Attached is the completed independent review of the Traffic Study for Ellianos Coffee Shop located in the southeast corner of US 441 & CR 235A. In addition to the review of the traffic study, I added comments concerning external and internal traffic issues that impact the site and adjacent roadways.

Thank you for the opportunity to provide transportation engineering services for the City of Alachua, FL. If you have any questions or comments or require additional information, please contact me at 352-240-7459 (direct line) or 352-262-3580 (cell phone).

Sincerely,

Volkert, Inc.

Brian Kanely, P.E.
Senior Traffic Engineer

CC: Bo Sanchez
Brian Kirwan
Gene Quinn

Attachment: Independent Review

Office Locations:

Birmingham, Foley, Huntsville, Mobile, Alabama • Gainesville, Orlando, Pensacola, Tampa, Florida • Atlanta, Georgia
Collinsville, Illinois • Baton Rouge, Slidell, Louisiana • Biloxi, Mississippi • Jefferson City, Missouri • Raleigh, North Carolina
Chattanooga, Tennessee • Alexandria, Virginia • Washington, D.C.



**Independent Review of the Traffic Study for Ellianos Italian Coffee Shop
Located on the Southeast Corner of US 441 & CR 235A in Alachua, Florida
Prepared by Volkert, Inc., May, 2018**

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Traffic Study for Ellianos Italian Coffee shop to be located on the southeast corner of US 441 and CR 235A in the City of Alachua, Florida. The Traffic Study was prepared by Buckholz Traffic on May 1, 2018.

Per the Traffic Study (Study), Ellianos is planned to contain a 700 square foot coffee shop with a drive through window. The site is located on the southeast corner of US 441 (FDOT highway) and CR 235A (Alachua County Roadway). NW 162nd Lane (City of Alachua Road) is located on the south side of the site. Per the Study, the buildout year for the project is early 2019. The Project is expected to generate 287 entering and 287 exiting trips daily. The Project will be accessed via a right in/right out driveway on US 441 (north side of the site) and a full access driveway on NW 162nd Lane (south side of the site)).

The independent review of the Study produced the following findings that are described in three sections; (1) review of the traffic study, (2) review of external site issues, and, (3) review of internal site issues.

Section 1 – Review of the Traffic Study

Existing Traffic Volumes

This section of the Study presents the turning movement counts that were obtained at US 441 & CR 235A and at CR 235A & NW 162nd Lane. Several existing enter/exit counts were also obtained at nearby commercial driveways along US 441 just west of CR 235A.

Report Deficiencies & Recommended Action – Existing Traffic Volumes

Report Deficiencies:

1. The exiting traffic volumes were correctly recorded and there are no Report Deficiencies.

Recommended Action:

1. None.

Trip Generation of Site Traffic

This section of the Study calculates the anticipated project trip generation using the Institute of Transportation Engineers Trip Generation Manual, 10th Edition for Land Use Code 937 (Coffee/Donut Shop with Drive-Thru Window). The daily, AM peak and PM peak trips generated by the project were correctly calculated. The Study also correctly notes that total driveway volumes are used to analyze the site access and no adjustments were made for pass-by capture traffic. The average weekday trips are 287 entering and 287 exiting trips, 32 entering and 30 exiting AM peak hour trips and 15 entering and 15 exiting PM peak hour trips.

Report Deficiencies & Recommended Action – Trip Generation of Site Traffic

Report Deficiencies:

1. The trip generation was correctly recorded and there are no Report Deficiencies.

Recommended Action:

1. None.

Distribution and Assignment of Site Traffic

This section of the Study assign project trips to the adjacent roadways. Traffic counts obtained at nearby commercial driveways along US 441 indicated that 32% of the trips orient to the west and 68% of the trips orient to the east. The 68% of trips to the east was further oriented to 62% east, 3% north and 3% south. The AM and PM generated trips were multiplied by these percentages to assign traffic onto the adjacent roadways.

Report Deficiencies & Recommended Action – Distribution and Assignment of Site Traffic

Report Deficiencies:

1. The trip distribution and assignment of site traffic to the adjacent roadways is reasonable based on the project's location on US 441 and there are no Report Deficiencies.

Recommended Action:

1. None.

Future Traffic Volumes

This section of the Study calculates the 2019 background traffic on the adjacent roadways. The 2019 volumes are obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factors and applying an annual growth rate (4.8%) that was obtained from two nearby FDOT permanent traffic count stations that have historical traffic count data. The project site traffic is then added to the 2019 traffic volumes to produce the 2019 Build Traffic.

Report Deficiencies & Recommended Action – Future Traffic Volumes

Report Deficiencies:

1. The future traffic volumes and 2019 Build Traffic were correctly calculated and there are no Report Deficiencies.

Recommended Action:

1. None.

Turn Lane Analysis

This section of the Study performed an analysis to determine if (1) a southbound left turn lane on CR 235A for traffic turning into the site is warranted and (2) if a right turn lane on US 441 into the North Driveway of the site is warranted. The methodology for the turn lane analysis is acceptable. The southbound left turn lane on CR 235A is clearly not warranted. The right turn lane for traffic turning into the site off US 441 is clearly not warranted for the PM peak hour; for the AM peak hour, the plot falls into the range for a taper, not a full width turn lane.

Report Deficiencies & Recommended Action – Turn Lane Analysis

Report Deficiencies:

1. The turn lane analysis were correctly calculated and there are no Report Deficiencies.

Recommended Action:

1. None.
2. It should be noted that the North Driveway for the site is approximately three hundred feet downstream from the signalized intersection of US 441 & CR 235A. This issue of the close proximity of the North Driveway to the signalized intersection is discussed in the External Site Issues section of this review.

Signalized Intersection Capacity Analysis

This section of the Study reviewed the operations of the signalized intersection of US 441 & CR 235A with the 2018 existing traffic and 2019 build traffic. A 2010 Highway Capacity Manual software analysis was performed. The 2018 AM existing Level of Service (LOS) was LOS C and the 2019 AM build LOS was D. The 2018 PM existing LOS was C and the 2019 PM build LOS was C. The analysis was correctly performed and this data indicates that the intersection will continue to perform at an acceptable LOS with the build traffic.

The Study also made several other important observations concerning the operations of the signalized intersection at US 441 & CR 235A. These are:

1. The northbound right turn lane on CR 235A experiences substantial queueing and periodically overflows into the adjacent through lane. Extension of this right turn lane should be examined by Alachua County Public Works.
2. FDOT should consider adding a northbound right turn overlap in the traffic signal operating plan that would run concurrently with the westbound left turn phase. This would improve the queueing issue in the northbound right turn lane on CR 235A.
3. The morning traffic at the high school produces recurring traffic signal phase failures (all the traffic does not clear the southbound movement in the morning). Additional time should be added during the AM peak to address the phase failures.

Report Deficiencies & Recommended Action – Signalized Intersection Capacity Analysis

Report Deficiencies:

1. The signalized intersection capacity analysis were correctly calculated and there are no Report Deficiencies.

Recommended Action:

1. The recommendations for improving the intersection operations (1 – 3 above) should be referred to the respective agency.

Non-signalized Intersection Capacity Analysis

This section of the Study reviewed the operations of the non-signalized intersection of CR 235A & NW 162nd Lane. The analysis, which used the 2010 Highway Capacity Manual, found that the build traffic will not significantly impact this intersection. This section also recommends that a separate right and left turn lane be installed on westbound NW 162nd Lane at CR 235A to expedite traffic operations.

Report Deficiencies & Recommended Action – Non-signalized Intersection Capacity Analysis

Report Deficiencies:

1. The non-signalized intersection capacity analysis were correctly calculated and there are no Report Deficiencies.

Recommended Action:

1. The Traffic Study also has a recommendation to have separate right and left turn lanes on westbound NW 162nd Lane at CR 235A. NW 162nd Lane has very low traffic volumes and a significant increase in traffic volumes is not anticipated. In my opinion, there would be minimal benefit to implementing this recommendation.

Section 2 – Review of External Site Issues

The review of the external site conditions produced the following findings:

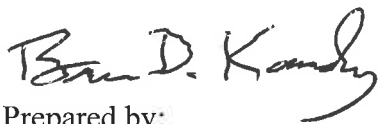
1. North Driveway – The Traffic Study review of the North Driveway showed that a right turn lane on eastbound US 441 was not warranted. The AM traffic volume did warrant a taper for this driveway. However, this driveway is approximately 300 feet downstream of the signalized intersection of US 441 & CR 235A. This creates the potential that as eastbound traffic on US 441 departs the traffic signal, a vehicle that slows to turn into the North Driveway could create a rear end traffic crash if the driver turning into the North Driveway did not signal for a right turn and/or the following driver failed to notice the vehicle directly ahead was turning right. The City of Alachua should refer the eastbound right turn crash potential on US 441 for the North Driveway to FDOT District 2 Traffic Operations to determine whether or not a short (1 vehicle) right turn lane on eastbound US 441 at the North Driveway should be required in conjunction with the FDOT Driveway Permit for the Project.
2. South Driveway – The South Driveway on NW 162nd Lane is located extremely close to the southwest corner of the site and thus very close to CR 235A. Even though traffic volumes on NW 162nd Lane are low, traffic operations on NW 162nd Lane approaching CR 235A would be improved if the South Driveway was located approximately mid-way between the southwest and southeast corner of the south property line. This would also provide adequate space to construct a right and left turn lane on NW 162nd Lane approaching CR 235A at some point in the future as was recommended in the Traffic Study. To improve traffic operations on NW 162nd Lane, relocate the South Driveway to approximately mid-way between the southwest and southeast property corners of the site.
3. Northbound Right Turn Lane on CR 235A – The northbound right turn lane on CR 235A approaching the traffic signal at US 441 terminates north of NW 162nd Lane. To improve traffic operations on CR 235A, this northbound right turn lane should be extended south at least to NW 162nd Lane. Per the Traffic Study, extension of the northbound right turn lane on CR 235A would be a beneficial improvement. The City of Alachua should refer the extension of the northbound right turn lane on CR 235A to Alachua County Public Works for review.

Section 3 – Review of Internal Site Issues

1. Location of the South Driveway – As discussed in the external site issues section, the South Driveway on NW 162nd Lane is too close to the intersection of CR 235A & NW 162nd Lane. To improve traffic operations at the intersection of CR 235A & NW 162nd Lane, the South Driveway should be relocated to midway between the southeast and southwest property corners of the site. This will allow room to provide a right and left turn lane on NW 162nd Lane approaching CR 235A at some point in the future and improve overall traffic operations at CR 235A & NW 162nd Lane. When the South Driveway is relocated it will require a re-examination of the internal traffic flow for the project. To address this situation, relocate the South Driveway approximately mid-way between the southwest and southeast property corners of the site. This will most likely alter the internal site parking and traffic flow.
2. U-Turn South of the Building and Drive-Thru Operations – When reviewing the site plan, the assumption is the drive-thru operates from both sides of the building. As traffic drives to the south past the west side of the building, the U-Turn to turn into either the drive-thru lane or by-pass lane on the east side of the building is too small a radius. The traffic headed through the site back to US 441 has to use the driveway just east of the parking area. The by-pass lane on the west side of the building appears to not be necessary and could be eliminated and/or the parking area be moved closer to the building. The developer needs to verify how the drive-thru lanes operate and are the drive-thru lanes serviced from both sides of the building. When the South Driveway is relocated to the center or east portion of the south property line, the redesign needs to address the traffic flow through the site.
3. Right Turn Departing the Drive-Thru on the West Side of the Building – As traffic departs the drive-thru window and/or the adjacent by-pass lane on the west side of the building, traffic must make a very abrupt right turn to access the driveway to the North Driveway. This right turn is too tight should be a minimum radius of 15 feet. To address this the developer needs to provide a minimum 15 foot radius for traffic that departs the drive-thru lane on the west side of the building and enters the driveway to the North Driveway.
4. The combination of relocating the South Driveway and providing the minimum turning radius of 15 feet for the locations described above will require a significant redesign of the site. It is critical that the proper vehicle turning radius be provide to guarantee efficient traffic flow through the site.

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this Independent Review. Please contact me if you have any questions or need additional information.

Volkert looks forward to working with the City of Alachua on future projects.



Prepared by:
Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
May 22, 2018

Zimbra

ad_hall@cityofalachua.org

RE: Request for Review of Ellianos Site Plan Application - Resubmittal

From : Brian Green <bgreen@AlachuaCounty.US>

Thu, May 10, 2018 04:34 PM

Subject : RE: Request for Review of Ellianos Site Plan Application - Resubmittal Ellianos Coffee**To :** Adam Hall <ad_hall@cityofalachua.org>, Keith Bennett <ke_bennett@cityofalachua.org>**Cc :** John Adler <jadler@alachuacounty.us>

Adam,

I have no comments for this site.

*Brian Green*Alachua County Fire Rescue
Life Safety / Investigative Branch
Cell 352-494-3140
Office 352-384-3103
Fax 352-384-3157

From: Adam Hall <ad_hall@cityofalachua.org>**Sent:** Tuesday, May 8, 2018 10:00 AM**To:** Keith Bennett <ke_bennett@cityofalachua.org>; Brian Green <bgreen@AlachuaCounty.US>**Cc:** John Adler <jadler@alachuacounty.us>**Subject:** Request for Review of Ellianos Site Plan Application - Resubmittal

Keith and Brian:

We have received a resubmission of the Ellianos Site Plan application. Please find a link to an electronic version of the plans here: [LINK](#).

Please submit any comments by 4 PM on Thursday, May 17, 2018. There are no further DRT meetings planned for this project.

Keith, the application can also be found on our shared drive at : X:\Planning and Community Development\Planning Division\Development Applications\Site Plans\Ellianos SP\Submittals\May 3, 2018 -#2.

If you have any questions or have any issues accessing the plans, please do not hesitate to contact me.

Thank you,

Adam Hall
City of Alachua

From: "Adam Hall" <ad_hall@cityofalachua.org>**To:** "Keith Bennett" <ke_bennett@cityofalachua.org>, "Brian Green" <bgreen@AlachuaCounty.US>**Sent:** Monday, April 9, 2018 4:09:54 PM**Subject:** Request for Review of Ellianos Site Plan Application

Keith and Brian:

Please find a link to an electronic version of plans for the Ellianos Site Plan application here: [LINK](#).

Please submit any comments by 4 PM on **Wednesday, April 18, 2018**. The Staff DRT is scheduled for **Thursday, April 19, 2018** at 11 AM. and the Applicant DRT is scheduled for Monday, April 23, 2018 at 11 AM.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 23, 2018

Also sent by electronic mail to chrisg@gmuereng.com

Christopher Gmuer, PE
Gmuer Engineering, Inc.
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Development Review Team (DRT) Summary for:
Ellianos (Site Plan)

Dear Mr Gmuer:

On March 29, 2018 the City of Alachua received your application for the approval of a Site Plan which proposes the construction of a 681 square foot drive through restaurant on a 1.03 acre subject property (Parcel No. 03051-004-000). A meeting was held on April 23, 2018 to discuss these items.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Thursday, May 3, 2018. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

A. Comprehensive Plan Consistency

1. Policy 1.3.d.7 of the Future Land Use Element. Applicant response states that “dual drive throughs...do not limit on site circulation”. Staff has concerns regarding overall on-site circulation patterns including drive aisles and points of conflict. The arrangement of the drive throughs appears to limit on site circulation. Staff intends to contract with an outside traffic engineer to review resubmittal for turn-lane and site circulation analysis, if necessary. An estimated cost for this review will be provided to applicant when it is available, prior to proceeding.
2. Policy 2.4.a of the Future Land Use Element. Please demonstrate that 30% minimum landscape area has been met. Please show proposed lot coverage.

B. Concurrency Impact Analysis

1. Page 1 of report identifies states that this is an “industrial use”. Please clarify/correct.

C. Development Standards

1. Section 6.1, Parking and Loading Standards
 - a. Per Section 6.1.8 (B)(1)(c), raised medians may be necessary to delineate and separate stacking spaces. Please see comments below.
 - b. Per Section 6.1.8 (B)(2)(a), drive-in facilities(e.g. order stations, pick-up windows, etc) shall be located on the side or rear of property. Site plan appears to show an order station in front of the proposed principal structure. Please revise plans.
 - c. Per Section 6.1.8 (B)(2)(b), drive-through lanes must be setback from adjacent right of way a minimum of 20’ and shall be landscaped. The drive-through lane adjacent to NW 162nd Lane appears to encroach on this 20’ setback.
 - d. Per Section 6.1.8 (B)(2)(b), drive-through lanes must be setback from adjacent right of way a minimum of 20’ and shall be landscaped. The drive-through lane adjacent to US Highway 441 is setback a minimum of 20’, but is not landscaped.
2. Section 6.2- Tree protection/landscape/xeriscape standards
 - a. Generally, the plans appear to use off site trees to count as tree credits for on-site landscape requirements. If property owner does not have control of these trees they cannot be used for tree credits. These trees include numbers 24, 25, 29, 30, and 31. This results in ten fewer tree credits available.
 - b. Per Section 6.2.2(D)(1)(c), an additional canopy tree appears to be required for north façade. Ten for arterial screening and three for site landscaping. Only 12 canopy trees provided.
 - c. Per Section 6.2.2(D)(1)(c), an additional canopy trees appears to be required for south façade. Four are required for site landscaping, but only three credits are used.
 - d. For west and south perimeter landscaping requirements, plans indicate that existing vegetation is used to count for required shrubs. This is potentially acceptable, however, plans must indicate location, type, and protection detail for

this vegetative growth. Staff has found that much of the understory vegetative growth is removed either during initial site clearing with heavy equipment or later during final landscaping by hand clearing. Understory vegetation to be preserved must be protected and, if applicable, pruned according to industry best practices provided by landscape architect.

- e. Per Section 6.2.3(C), plans reference dumpster enclosure detail in architectural plans, but this detail is not provided.
- f. Per Section 6.2.3(D), mechanical equipment such as HVAC equipment or external coolers must be displayed on landscaping or architectural plans and meet standards for screening.
- 3. Section 6.4- Exterior lighting Standards
 - a. Maximum fc in parking lot area appears to be exceeded. Per Section 6.4.4(C)(2), maximum illumination is five footcandles in parking lot areas.
 - b. Per Section 6.4.4(F), light fixtures that are 60 watts or more shall have full cut-off lenses or hoods. This would apply to both lighting types currently proposed.
 - c. In order to verify compliance with Section 6.4.4 (A), please provide cut sheets for all wall mounted lights shown on architectural plans.
- 4. Section 6.6.3 – Residential Protection Standards
 - a. The subject property is located within 500' of a residential zoning district (Alachua Oaks). Please submit an analysis that addresses the 12 conditions identified in Section 6.6.3(A).
- 5. Section 6.8- Design Standards for Business Uses
 - a. West façade appears to exceed 30' without required articulation per Section 6.8.2 (A)(2)(b).
 - b. Mechanical equipment not identified on site plan or architectural plan. Please provide location and demonstrate that the screening requirements found in Section 6.8.2 (A)(3) will be met.

D. Fire Marshal/Public Services/Outside Engineering Review Comments

- 1. The applicant must address the comments provided by Jay Brown, PE of JBrown Professional Group in a letter received by the City on April 19, 2018 (attached to this memo).
- 2. The applicant must comply with all comments provided by the Public Services Department in a memo dated April 23, 2018 (attached to this memo).

E. Miscellaneous/General Issues

- 1. Demolition plan does not indicated removal of existing concrete pad. Please verify.
- 2. Street sign appears to be placed in pavement and vehicle travel area for rebuilt NW 162nd Lane. Please verify.
- 3. Signage is not approved by site plan. As a courtesy note, it does appear that the signage located on the east façade of the building would not be permissible as wall signage is permitted on front facades only, which would be north and west facades of this structure. Also please review setbacks from utilities (10' from water and stormwater, 15' from electric and wastewater) as these may impact the placement

of any potential future monument sign. Also please note requirements found in 3.7.2 (C) (5) (h) for monument signs located on US Highway 441.

4. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). A hard copy has been attached, but can be completed at <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

April 19, 2018

Mr. Adam Hall, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Ellianos - Development Plan Engineering Review

Dear Mr. Hall:

As you requested, we have reviewed the Ellianos Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings, created by Gmuer Engineering and dated 3-22-2018, are complete from an overall engineering standpoint, but we do have several comments and recommendations to provide. The comments and recommendations are provided below.

Sheet C-050

1. Provide a legend and / or callouts for the removal of the concrete, mitered end sections within US 441, and any other demolition items not otherwise labeled to be demolished or removed.

Sheet C-100

1. Suggest adding "Right Turn Only" sign within US 441 R/W median at north entrance.
2. Provide special emphasis crosswalk striping at ADA crosswalk. This crosswalk is in the middle of drive-thru lanes and should be emphasized more.
3. Label the two drive-through call stations.
4. Provide double yellow lane separation striping, stop bar, and stop sign at southern driveway connection at NW 162nd Lane & NW 173rd St.
5. A 10' x 10' dumpster pad size may be inadequate for a restaurant. We recommend enlarging the dumpster size to at least 10' x 20' to accommodate a refuse dumpster and recyclables.
6. The accessible parking detail should be revised to address this site. There are not 4 disabled spaces at this project.

Sheet C-200

1. The mitered end section and piping at the south end of the driveway connection to NW 173rd Street is being impacted by the new design and should be extended. Provide a storm sewer profile of that crossing to verify design cover, slope, etc.

2. There is a spot elevation on the southern driveway along NW 16nd Lane that is denoted as ????. Provide correct elevation.
3. Provide a roadway typical section for the portion of NW 162nd Lane that is being constructed at the southern driveway connection.
4. Label the 5 ft. maintenance paths of the stormwater basins in plan view.
5. Label the basin cross section in plan view, and label the basin section to indicate it is for SMF1.
6. Label the backslope of SMF1 in the section. I believe it is 3:1.
7. Provide a typical basin section for SMF2.
8. Label the elevation contours for SMF2.
9. Provide detail in the basin sections for sodding or seeding.
10. Call out the dissipater pad in plan view.
11. Why is the east side of pavement east of the parking spaces not curbed? The curb is just north and south. Suggest this location where the vehicles turn in and out would be better curbed.
12. Suggest adding a storm sewer profile of the storm pipe crossing of the north driveway to verify design cover, slope, etc.
13. No existing spot elevations are included on this PGD Plan. Recommend including them, especially within the R/W swales to indicate existing flow patterns and to verify drainage flow conditions with the new design.
14. Recommend adding curb on the northwest near SMF-2 along with a spillway, like with SMF-1. This area will experience erosion issues with stormwater runoff shedding across the basin top width in the uncurbed area.
15. Flumes could possibly be reduced in width from 5 ft. wide to 2 ft. or 3 ft. wide openings.
16. The backslope of SMF2 is within the CR 235A and US 441 R/W's. Verify County and FDOT approval of working and grading the basin backslope within the respective R/W's.
17. Suggest revising 3 spot elevations (131.18, 131.23, 131.28) along the west driveway edge of pavement to 131.30, 131.25, 131.20 to provide better grading transition and flow to ST-1.
18. Provide a detail for the outfall control system being used at the outfall for SMF-1. Verify cover over outfall pipe via added detail. It is unclear exactly what is proposed with this outfall design.

Sheet C-300

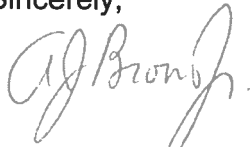
1. Label the size of the existing water main connecting to.
2. Show electrical connection. Is an onsite transformer being provided? If so, depict location.
3. Is natural gas being used? If show so gas connection location.
4. Provide traffic rated cleanout to for WWCO-1. Suggest providing a 12' x 12' concrete pad (6" thick) around this cleanout.
5. The wastewater profile for the bore and jack could be raised on the south end to increase the slope from 0.40%, which is the minimum slope required. If raised and the slope increased it would reduce the depth of Manhole WW-2 and provide more slope flexibility in the field for the installation of the bore and jack crossing.

6. Identify the south end as the bore pit location for the bore and jack, so the owner's property is used for the bore pit. There does not appear to be enough property to bore from the north side without using offsite property, which may require an easement.
7. Show the cut and repair needed on the north US 441 sidewalk for the wastewater installation.
8. Label the wastewater design in plan view.
9. An FDOT Utility Permit is required for the wastewater installation and the water connection.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "A. J. Brown, Jr.", written in dark ink.

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

INTER-OFFICE COMMUNICATION

DATE: April 19th, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RJV*
Public Services Director

RE: Ellianos Site Plan Updated Comments

Public Services have reviewed the Ellianos site plans and offer the following comments.

NO.	COMMENTS
1.	<u>General Comment:</u> Not within the City of Alachua Electric Territory.
2.	<u>General Comment:</u> Show easements for City maintained facilities.
3.	<u>General Comment:</u> Extend roadway improvements along NW 162 nd Lane east to property line Signage: • Provide signage in coordination with stop bar at NW 162nd Lane. • Provide stop bar and coordinate placement of stop signage at CR 235A. • Coordinate as required by FDOT stop sign at NW US HWY 441.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

Development Review Team (DRT) Meeting

Project Name: Ellianos Site Plan

Meeting Date: April 23, 2018 (Applicant)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Ellianos

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Chris Gmuer, P.E.

PROPERTY OWNER: Circle K Stores, Inc.

DRT MEETING DATE: April 23, 2018

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

ZONING: CI

OVERLAY: N/A

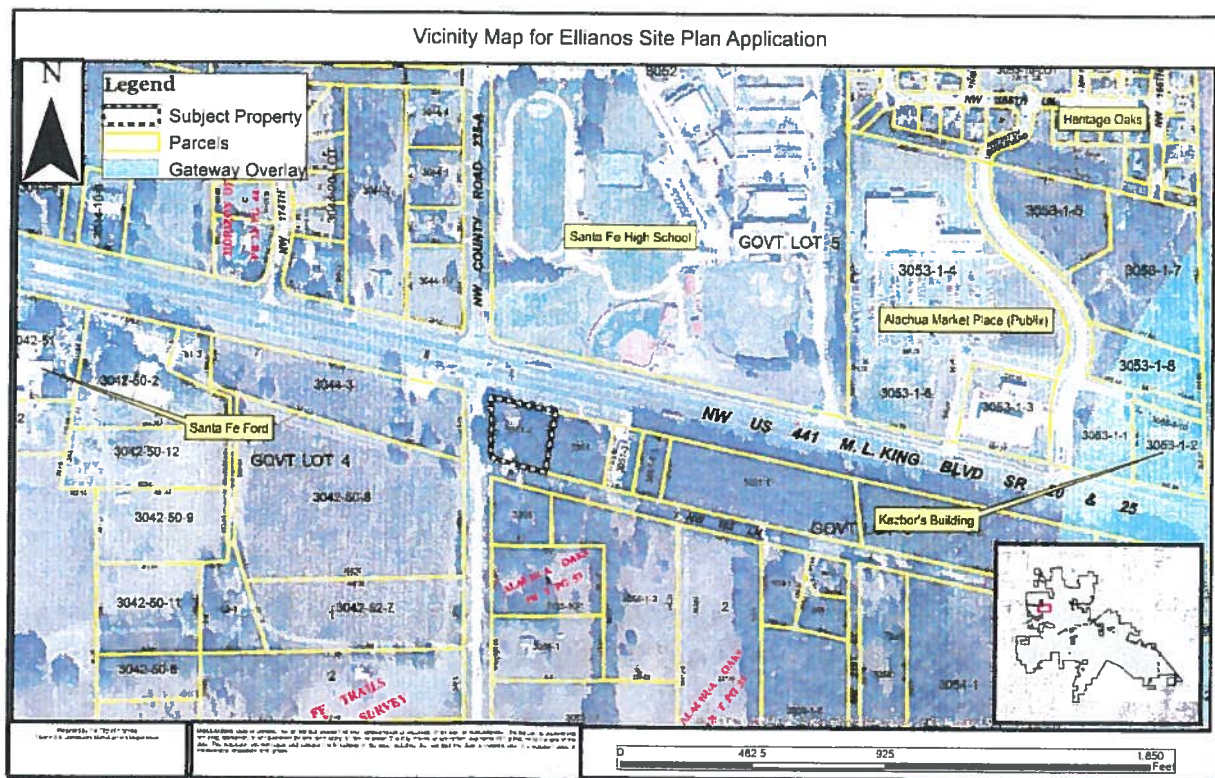
DEVELOPMENT AREA ACREAGE: ± 1.03 acres

PARCEL: 03051-004-000

PROJECT LOCATION: South of Santa Fe High School and US Highway 441, east of CR 235A South and Santa Fe Ford.

PROJECT SUMMARY: A request for a Site plan for a new ±681 square foot building with associated drainage, paving, grading, and utility infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Thursday, May 3, 2018.**



4. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). A hard copy has been attached, but can be completed at <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF THURSDAY, MAY 3, 2018.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

April 19, 2018

Mr. Adam Hall, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Ellianos - Development Plan Engineering Review

Dear Mr. Hall:

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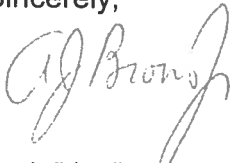
1. Label the size of the existing water main connecting to.
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3. Is natural gas being used? If show so gas connection location.
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If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

INTER-OFFICE COMMUNICATION

DATE: April 23rd, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RSV*
Public Services Director

RE: Ellianos Site Plan Updated Comments

Public Services have reviewed the Ellianos site plans and offer the following comments.

NO.	COMMENTS
1.	<u>General Comment:</u> Not within the City of Alachua Electric Territory.
2.	<u>General Comment:</u> Show easements for City maintained facilities.
3.	<u>General Comment:</u> Signage: • Provide signage in coordination with stop bar at NW 162nd Lane. • Provide stop bar and coordinate placement of stop signage at CR 235A. • Coordinate as required by FDOT stop sign at NW US HWY 441.
4.	<u>General Comment:</u> Connection to NW 162 nd Lane to be evaluated in conjunction with Traffic Engineer.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 5, 2018

Christopher Gmuer, P.E.
President, Gmuer Engineering, LLC.
2603 NW 13th St
Box 314
Gainesville, FL 32609

Also submitted electronically to chrisg@gmuereng.com.

RE: Conditional Application Acceptance for Ellianos Site Plan – Parcel No. 03051-004-000

Dear Mr. Gmuer:

On March 29, 2018 the City of Alachua received your site plan application for the Elianos City of Alachua project, which proposes the construction of a 681 square foot drive through restaurant on a 1.03 acre subject property (Parcel No. 03051-004-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following:

1. Property Rights
 - a. Authorized Agent Affidavits must be provided by all title holders or property, in addition to Project Developer.
 - b. Please include seller information under portion C.1. of the Site Plan Application.
2. Other Agency Permits
 - a. Referenced FDOT driveway permit not found in application package
 - b. Evidence of application to SRWMD

- c. The application identifies a realistic density/intensity for purposes of concurrency analysis. Please provide justification or analysis for the calculation of this density/intensity.
- 3. Miscellaneous
 - a. Legal description sheet must include parcel number

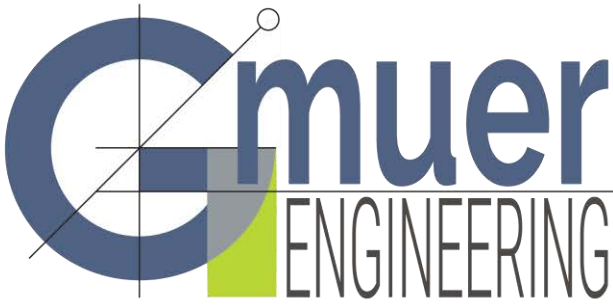
Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

July 24, 2018

City of Alachua Planning & Zoning

Re: Ellianos City of Alachua – Resubmittal

This package is submitted in response to the Development Review Team (DRT) Summary letter dated May 22, 2018 for the Ellianos City of Alachua project located at the southeast corner of US 441 and CR235A / TP#03051-004-000. Please see the list below of items included followed by a response to comments.

Attachments (3 copies of the materials below with a CD):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- Property Owner Affidavit (Signed and Notarized)
- Revised Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary)
- One Set of Labels for all persons/organizations registered to receive notice of development applications
- One Set of Labels for Property Owners within 400ft
- Legal Description and TP# on Letter
- Proof of Ownership (Deed) and Proof of Payment of Taxes
- Fire Demand Calculations and City Modeling Results
- 10-2 FDEP Stormwater Permit
- Revised Stormwater Management Report (Signed and Sealed)
- Geotechnical Reports (Signed and Sealed)
- Revised Traffic Study
- FDOT Driveway Application
- Site Lighting Cut Sheets
- AC EPD Wetland Self-Certification Form
- Site Plans (24x36)

Below are the comments followed by the applicable responses

New comment: Revised elevations indicate that the proposed HVAC may be visible from CR235A. Please demonstrate that the HVAC equipment (RTU) will not be visible from CR235A right-of-way. July 3, 2018 submission addressed visibility from NW 162nd Lane (south/rear elevation), but not visibility from CR235A (west elevation).

The parapet of the building fully screens the RTU along the north, west, and east sides of the building. We only show the RTU dashed outline along the southern elevation because we will have to add a specific screen for the RTU itself. As such, the RTU will not be visible from any street.

New comment: Location of proposed easements not displayed on utility plan. Please coordinate with the Public Services Department and provide proposed location of these easements. A condition will be forwarded to Planning and Zoning Board that these easements will be required to be recorded prior to the application for any building permit related to this project.

The standard easements are not shown on C-200, C-300, and L-103.

The submission included significant redesign of landscaping and site plan, which has been reviewed for compliance with applicable City regulations. There are two deficiencies that must be addressed in addition to the outstanding DRT comment above.

Section 6.2.3 (E). Arterial screening standards have not been met as 3 additional canopy trees are needed (9 provided out of 12 required).

The cluster of western arterial screening trees have been moved north to better relate to the arterial frontage as discussed.

Section 6.2.1 (D). 49 mitigation trees are required, but only 48 can be identified. Please identify or provide 1 additional tree to be used for tree mitigation.

One additional mitigation tree has been added for a total of 49 proposed on the project.

Revise plans to show location of cross access easement to parcel located to east of subject property. A condition will be forwarded to Planning and Zoning Board that this easement will be required to be recorded prior to the application for any building permit related to the project.

The cross access easement linework has been added to the plans and specifically on C-100 with a callout.

Please let us know if you need any additional information for your review.

Sincerely,

Gmuer Engineering, LLC



Christopher A Gmuer, PE, President

FOR PLANNING USE ONLY

Case #: _____
 Application Fee: \$ _____
 Filing Date: _____
 Acceptance Date: _____
 Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Ellianos City of Alachua
2. Address of Subject Property: Southeast corner of US 441 and CR235A
3. Parcel ID Number(s): 03051-004-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: CI - Commercial Intensive
7. Acreage: ± 1.03 Acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Christopher Gmuer Title: President
 Company (if applicable): Gmuer Engineering, LLC
 Mailing address: 2603 NW 13th ST Box 314
 City: Gainesville State: FL ZIP: 32609
 Telephone: (352) 281-4928 FAX: _____ e-mail: chrisg@gmuereng.com
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): Circle K Stores, Inc.
 Mailing Address: PO Box 8019
 City: Gary State: NC ZIP: 27512

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
 If yes, list names of all parties involved: Ellianos, LLC - Scott Stewart, Circle K Stores, Inc. - David Falk
 If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Zoning of the subject property.
 - c. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - d. Complete legal description.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
 - h. Area and dimensions of site.
 - i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - k. Location and dimensions of all existing and proposed parking areas and loading areas.
 - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
 - (a) Calculation of glazing of the front façade.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
 - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) If glazing alternatives are used, calculation of area of alternative materials used.
 - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Floor area of dwelling units.
 - vi. Number of proposed parking spaces.
 - vii. Street layout.
 - viii. Layout of mobile home stands (for mobile home parks only).
 - ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

- 2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surfacewater management Statement of proposed uses on the site plan
- 3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
- 4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

- a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

- b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Christopher A. Gmuer, PE, President

Typed or printed name and title of applicant

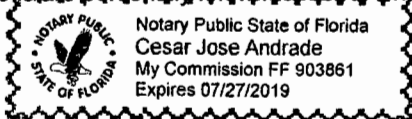
Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 29th day of March, 2018, by Christopher A.

Gmuer, who is personally known to me, or who has/have produced Florida Drivers Lic. as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Southeast corner of US 441 and CR235A

Parcel ID Number(s): 03051-004-000

Acreage: ± 1.03 Acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Scott Stewart

Title: Manager

Company (if applicable): Ellianos, LLC

Mailing Address: 426 SW Commerce Blvd Ste 130

City: Lake City

State: FL

ZIP: 32625

Telephone: (386) 867-3498

FAX: _____

e-mail: scott@sdstewart.com

C. AUTHORIZED AGENT

Name: Christopher Gmuer

Title: President

Company (if applicable): Gmuer Engineering, LLC

Mailing address: 2603 NW 13th ST Box 314

City: Gainesville

State: FL

ZIP: 32609

Telephone: (352) 281-4928

FAX: N/A

e-mail: chrisg@gmuereng.com

D. REQUESTED ACTION:

Site Plan Application to develop the parcel to add a building with drivethroughs, parking, stormwater management facility, and driveway connections to US 441 and the county road to the south.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Scott Stewart, Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Columbia

The foregoing application is acknowledged before me this 5th day of March, 2018 by Scott

Stewart, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL
Gracie Lynn Morton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF988505
Expires 6/24/2020

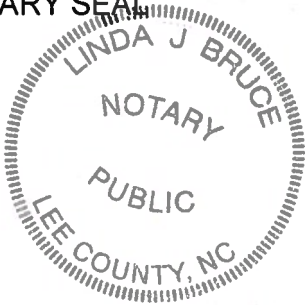
Gracie Morton
Signature of Notary Public, State of FL

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014





PROPERTY OWNER AFFIDAVIT

Owner Name: Circle K Stores Inc. - Aaron Brooks, Assistant Secretary			
Address: 1100 Situs Court, Suite 100, Raleigh, NC 27606		Phone: (919) 774-6700 EXT 6139	
Agent Name: Gmuer Engineering, LLC - Christopher Gmuer, President			
Address: 2603 NW 13th ST Box 314, Gainesville, FL 32609		Phone: (352) 281-4928	
Parcel No.: 03051-004-000			
Acreage: ±1.03 Acres		S: 9	T: 8 S
R: 18 E			
Requested Action: Site Plan Application to develop the parcel to add a building with drivethroughs, parking, stormwater management facility, and driveway connections to US 441 and the county road to the south.			
I hereby certify that: I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>A D</u>			
Printed name: Aaron Brooks			
Date: <u>4-11-18</u>			
The foregoing affidavit is acknowledged before me this <u>11</u> day of <u>April</u> , 20 <u>18</u> , by <u>Aaron Brooks</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL 		<u>Linda J. Bruce</u> Signature of Notary Public, State of <u>NC</u>	

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Prepared by
Larry E. Ciesla
211 N.E. 1st Street
P.O. Drawer 2
Gainesville, FL 32602

Made this 18th day of October 1983, Between

E. D. FLOYD and his wife, FLORA E. FLOYD, and VIVIAN FLOYD HUNTER,
a single person,
of the County of Alachua, State of Florida, grantor, and
Lil' Champs Food Stores, Inc.

whose post-office address is P. O. Box 8987, Jacksonville,
of the County of Duval, State of Florida 32211, grantee,

Witnesseth: That said grantor, for and in consideration of the sum of _____ Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

DOC. ST. - AMT \$ 472.50
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by [Signature]

FILED
1983 OCT 18 PM 4:14
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLA.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Larry E. Ciesla
as to E. D. FLOYD & F. E. FLOYD
Sharon K. Ciesla
as to E. D. FLOYD & F. E. FLOYD
[Signature]
as to V. F. HUNTER
[Signature]
as to V. F. HUNTER

E. D. Floyd (Seal)
E. D. FLOYD
Flora E. Floyd (Seal)
FLORA E. FLOYD
[Signature] - Vivian Hunter (Seal)
VIVIAN FLOYD HUNTER
(Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

52584 PAGE 208

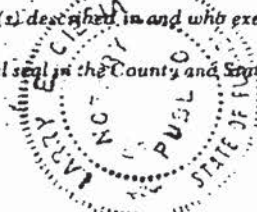
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

E. D. FLOYD and his wife, FLORA E. FLOYD

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of October, 1983

652584



Larry E. Ciesla
Notary Public
My commission expires February 15, 1986

STATE OF FLORIDA

COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared VIVIAN FLOYD HUNTER, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of September, 1983.

Notary Public

My Commission Expires:

Notary Public State of Florida at Large
My Commission expires March 9, 1986



SCHEDULE "A"

A tract of land situated in Section 9, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of the aforementioned Section 9, Township 8 South, Range 18 East, for the point of reference, and run N 03°06'57" W, along the West line of said Section 9 and along the centerline of County Road 235A (100 foot right of way), a distance of 1259.43 feet; thence run S 80°42'11" E, a distance of 766.42 feet to an iron pipe at the Southwest corner of that certain parcel of land described in Official Records Book 1320, Page 54 of the public records of Alachua County, Florida; thence run N 03°06'57" W, along the West line of said parcel of land, a distance of 3.07 feet to a concrete monument at the Southeast corner of that certain parcel of land described in Official Record Book 1335, at Page 987 of said public records, said parcel of land hereinafter referred to as Parcel "A"; thence run N 80°42'11" W, along the South line of said Parcel "A" and along the North right of way line of Old State Road No. 2 (66 foot right of way), a distance of 12.86 feet to a concrete monument at the beginning of a curve concave Northerly, said curve having a radius of 10143.13 feet; thence run Northwesterly, along said right of way line and with said curve, through an arc angle of 01°42'45", an arc distance of 303.17 feet (chord bearing and distance of N 70°50'49" W, 303.16 feet respectively) to a concrete monument at the Southwest corner of the aforementioned Parcel "A"; thence run N 06°55'59" E, along the West line of said Parcel "A", a distance of 221.69 feet to a concrete monument at the N.W. corner of said Parcel "A"; thence run N 80°24'33" W, along the South right of way line of U.S. Highway No. 441 (200 foot right of way), a distance of 210.00 feet to the True Point of Beginning; thence continue N 80°24'33" W, along said right of way line, a distance of 230.34 feet to the intersection of said South right of way line with the East right of way line of County Road 235A; thence run South 03°06'57" W, along the East right of way line, a distance of 214.33 feet to the intersection of said East right of way line with the aforementioned North right of way line of Old State Road No. 2; thence run S 78°37'24" E, along said North right of way line, a distance of 193.67 feet; thence run N 06°49'41" E, a distance of 215.36 feet to the True Point of Beginning.

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03051 004 000		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

CIRCLE K STORES INC
PO BOX 8019
GARY, NC 27512-9998

COM INT OF S R/W OF US 441 & E R/W CR
235 A FOR POB R
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	148,060	0	148,060	1,253.30
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	148,060	0	148,060	187.37
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	426,200	0	426,200	639.30
SCHL DISCRNRY & CN (S01)	0.7480	426,200	0	426,200	318.80
SCHL GENERAL	4.3770	426,200	0	426,200	1,865.48
SCHOOL VOTED (S01)	1.0000	426,200	0	426,200	426.20
SUWANNEE RIVER WATER MGT DIST	0.4027	148,060	0	148,060	59.62
17 CITY OF ALACHUA	5.3900	148,060	0	148,060	798.04

TOTAL MILLAGE 23.1480

AD VALOREM TAXES

\$5,548.11

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000		83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$5,631.45

If Paid By
Please Pay **Dec 31, 2017**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011497

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03051 004 000	Unassigned Location RE	

CIRCLE K STORES INC
PO BOX 8019
GARY, NC 27512-9998

IF PAID BY **PLEASE PAY**

☐ Dec 31, 2017	\$0.00
☐	
☐	
☐	
☐	

Ellianos City of Alachua

TP#03051-004-000

DESCRIPTION:

(ORB 1526, PG 205)

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

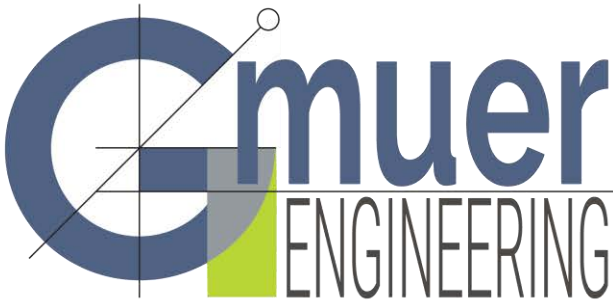
COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR THE POINT OF REFERENCE, AND RUN N 03°06'57" W, ALONG THE WEST LINE OF SAID SECTION 9 AND ALONG THE CENTERLINE OF COUNTY ROAD 235a (100 FOOT RIGHT OF WAY), A DISTANCE OF 1259.43 FEET; THENCE RUN S 80°42'11" E, A DISTANCE OF 766.42 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1120, PAGE 54 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N 03°06'57" W, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 3.07 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1335, AT PAGE 987 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN N 80°42'11" W, ALONG THE SOUTH LINE OF SAID PARCEL "A" AND ALONG THE NORTH RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2 (66 FOOT RIGHT OF WAY), A DISTANCE OF 12.86 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 10143.13 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 01°42'45", AN ARC DISTANCE OF 303.17 FEET (CHORD BEARING AND DISTANCE OF N 79°50'49" W, 303.16 FEET RESPECTIVELY) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL "A"; THENCE RUN N 06°55'59" E, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 221.69 FEET TO A CONCRETE MONUMENT AT THE N.W. CORNER OF SAID PARCEL "A"; THENCE RUN N 80°24'33" W, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT OF WAY), A DISTANCE OF 210.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE N 80°24'33" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 230.34 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 235A; THENCE RUN S 03°06'57" E, ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 214.33 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE WITH THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2; THENCE RUN S 78°37'24" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 193.67 FEET; THENCE RUN N 06°49'41" E, A DISTANCE OF 215.36 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIPTION:

(ORB 1526, PG 205)

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2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

March 28, 2018

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Ellianos City of Alachua
Consistency with the City of Alachua Comprehensive Plan

This proposed development for the Ellianos City of Alachua project located at the southeast corner of US 441 and CR235A / TP#03051-004-000. The project proposes a building with drivethroughs, parking, stormwater management facility, and driveway connections. The following is a Comprehensive Plan Consistency Analysis for this development in accordance with the City of Alachua Site Plan requirements.

The Comprehensive Plan language is provided and followed with the consistency statement in bold.

Goal One: Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

The proposed development proposes a drive through to serve the commuting workers of the City of Alachua.

Policy 1.3.b: Commercial:

The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.

The proposed use is allowed and is especially applicable to the proximity of the property to the highway.

Policy 1.3.d:

The City shall develop performance standards for commercial development in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The driveways and stacking lane configuration has been provided per the land development regulations.

2. Buffering from adjacent existing/potential uses;

All required buffers are provided and are specifically called out and shown on the landscaping plan.

3. Open space provisions and balance of proportion between gross floor area and site size;

Approximately 40% of the site will be pervious area/ open space. This far exceeds the 10% open space requirement in FLUE Policy 2.5.1 of the City's Comprehensive Plan. The proposed building has a FAR of 0.016, below the 0.75 FAR allowed for Commercial sites less than 5 acres yet greater than 1 acre.

4. Adequacy of pervious surface area in terms of drainage requirements;

Storm water management will be provided on site and is designed to SRWMD criteria.

5. Placement of signage;

Minimal signage will be placed along US 441 to identify the facility and will be consistent with LDR Sec. 6.5.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

Site lighting will follow the requirements of LDR Sec. 6.4 and not exceed five (5) foot-candles within the parking lot.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

Driveway connections are provided to both the north and the south to reduce the turning movements required by patrons to access the site during either ingress or egress. Additionally, stacking is provided for the dual drive throughs as required by the LDRs and do not limit on-site circulation.

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

All required landscaping requirements are provided and are specifically called out and shown on the landscaping plan.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and

The site layout was designed to preserve a large live oak along the western property line. Otherwise the site is generally clear of significant trees and vegetation with no environmentally sensitive areas. Site soils consists of Arredondo-Urban land complex and will not provide any significant limitation on development.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

The proposed development is a drive-through and the Use Specific Standards of 4.3.4(A)(2) have been met.

11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The proposed building has a FAR of 0.016, below the 0.75 FAR allowed for Commercial sites less than 5 acres yet greater than 1 acre.

Objective 2.4: Landscaping and Tree Protection Standards:

Policy 2.4.a: Landscaping: General - The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site.

Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a plant pallet to assist in the landscape design. Landscape plans shall include a mixture of perimeter and internal landscaping.

All required landscaping requirements are provided and are specifically called out and shown on the landscaping plan.

Policy 2.4.2: Landscaping: Buffering - A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses that may not be fully compatible. The City shall establish buffer yard requirements that are based on the nature of the adjacent uses and the desired result of the buffer.

All required buffers are provided and are specifically called out and shown on the landscaping plan.

Objective 2.5: Open Space Standards:

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Approximately 40% of the site will be pervious area / open space. This far exceeds the 10% open space requirement.

Goal 4: Infill and Redevelopment: Objective 4.3: Redevelopment:

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

The proposed development is not located in these areas but does propose development of a vacant property.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

No significant natural features exist on the site except that of a significant live oak which is proposed to be preserved.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

The project site is relatively flat.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

The site plans show the erosion control measures per state requirements.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, minimum flood elevations shall be surveyed and established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. The City shall establish standards for a limitation on filling in flood prone areas.

The proposed project site does not include any FEMA 100 year floodplain.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

The proposed project site does not include any delineated wetlands.

Objective 5.2: Availability of facilities and services:

All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Agreed and the required wastewater gravity main extension is proposed with this development.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, storm water, solid waste, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan shall connect to the City of Alachua's potable water and wastewater system.

The proposed building will be served by City of Alachua potable water and wastewater services. An extension of the wastewater gravity main is proposed by this project to the site.

Policy 9.1: Any new development within Commercial and Industrial Land Uses within the corporate limits, where potable water and wastewater service are available, as Defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

The proposed development will connect to the City centralized potable water and wastewater systems.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive parking areas.

The proposed development proposes the minimum number of drive through stacking and parking spaces.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

The proposed development currently proposed one handicap space as required per ADA.

Community Facilities and Natural Groundwater Aquifer Recharge Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service:

A. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

The proposed development will comply with all applicable sanitary sewer quality standards of the EPA and FDEP.

B. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

C. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

Objective 1.2:

Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

An extension of the wastewater gravity main is proposed by this project to the site.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:
FACILITY TYPE LEVEL OF SERVICE STANDARD Solid Waste Landfill .73 tons per capita per year

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open Lake Watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of predevelopment runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or - thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

A Grading and Drainage Plan and Stormwater Management Report is included as part of the development plan application. The site will convey runoff via overland flow to the proposed stormwater management facilities. The treated storm water will discharge at a rate below predevelopment flows to the southern property line. The design is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a, and the Suwannee River Water Management District.

Objective 4.1:

Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.

The proposed building will be served by City of Alachua potable water and wastewater services. An extension of the wastewater gravity main is proposed by this project to the site.

Conservation and Open Space Element

OBJECTIVE 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

There are no identified wetlands on the proposed project site.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

The proposed development will provide economic growth consistent with the City of Alachua's goal.

Please let us know if you need any additional information for your review.

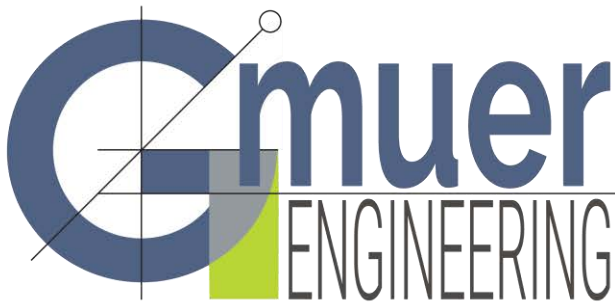
Sincerely,

Gmuer Engineering, LLC

A handwritten signature in blue ink, appearing to read 'Christopher A Gmuer', with a stylized flourish extending to the right.

Christopher A Gmuer, PE

President



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

May 3, 2018

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Ellianos City of Alachua
Concurrency Impact Analysis

This proposed development for the Ellianos City of Alachua project located at the southeast corner of US 441 and CR235A / TP#03051-004-000. The project proposes a building with drivethroughs, parking, stormwater management facility, and driveway connections. The following is a Concurrency Impact Analysis for this development and is submitted in accordance with the City of Alachua Site Plan requirements and includes roads, potable water facilities, sanitary sewer facilities, and solid waste facilities.

A Grading and Drainage Plan and Stormwater Management Report is included as part of the development plan application. The site will convey runoff via overland flow to the proposed stormwater management facility. The treated storm water will discharge at a rate below predevelopment flows to the southern property line. The design is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a, and the Suwannee River Water Management District.

The drive through food service use will not have impact to the City's Park and Recreation Facilities.

Transportation

Trip Generation Calculations per ITE Trip Generation 9th Edition

Land Use (ITE)	KSF	AADT		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Coffee/Donut Shop with Drive-Thru Window (937)	0.7 KSF	820.38	574	88.99	62	43.38	30

Public facility capacities are based on the August 2017 Development Monitoring Report. Below are the roadway segments within a half mile of the development.

Affected Roadway Segments: Less than 1,000 ADT requires analysis of segments within one-half mile

Roadway Segment (FDOT Segment #, CoA Comp Plan #)		Comp Plan MSV	Existing Traffic	Reserved Trips	Available Capacity	Additional Trips	Residual Capacity
State Roads	Type	Min LOS Std: D					
U.S. Hwy 441 (107/1407, 5) From SR 235 to NCL of Alachua	AADT	35,500	24,411	5,078	6,011	542	5,469
	Peak Hour	3,200	2,319	501	380	58	322
County Roads	Type	Min LOS Std: D					
CR 235A South	AADT	14,580	3,780	217	10,583	16	10,567
	Peak Hour	1,314	359	30	925	2	923
CR 235A North	AADT	14,580	1,436	180	12,964	16	12,948
	Peak Hour	1,314	136	26	1,152	2	1,150

Trip distribution is based on the traffic study completed by Buckholz Traffic dated January 2018.

Conclusion: The traffic generation of the development does not exceed the available capacities in the identified road segments and will not exceed the adopted LOS standards.

Potable Water

Current Permitted Capacity	2,300,000 GPD
Less Actual Potable Water Flow	1,301,000 GPD
Reserved Capacity	60,524 GPD
Residual Capacity	938,476 GPD
Proposed Demand	700 SF X 50 GPD Per 100 SF + 6 Employees X 15 GPD = 440 GPD
Residual Capacity after Proposed	938,036 GPD

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Sanitary Sewer

Current Permitted Capacity	1,500,000 GPD
Less Actual Potable Water Flow	654,000 GPD
Reserved Capacity	57,964 GPD
Residual Capacity	788,036 GPD
Proposed Demand	440 GPD (same as potable water demand)
Residual Capacity after Proposed	787,596 GPD

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Solid Waste

Existing Demand	39,568.00 lbs/day	7,221.16 tons/yr
Reserved Capacity	5,280.27 lbs/day	963.65 tons/yr
Proposed Demand	3.5 lbs/day	0.64 tons/yr
(5 lbs per day per 1,000 SF) * 700 SF Bldg * 365 days per year / 2,000 lbs per ton		
Revised Reserved Capacity after Proposed	5,276.77 lbs/day	963.01 tons/yr

Conclusion: The demand of the development will not exceed the adopted LOS standards.

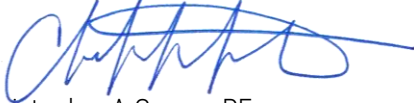
Stormwater

A separate stormwater report has been provided along with the site grading plan.

Please let us know if you need any additional information for your review.

Sincerely,

Gmuer Engineering, LLC



Christopher A Gmuer, PE

President

City of Alachua Water System Hydraulic Modeling – Fire Flow

PREPARED FOR: City of Alachua
PREPARED BY: CH2M
DATE: February 2, 2018

Background

CH2M recently completed water distribution system modeling for the City of Alachua and is continuing water modeling services by evaluating identified fire flow scenarios as requested by the City, utilizing the City's distribution model.

Purpose

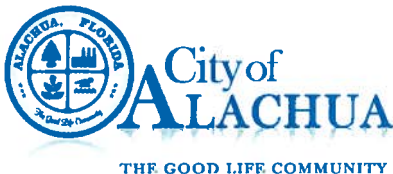
The purpose of this report is to indicate a PASS or FAIL result for the water distribution model scenario simulation requested for **Ellianos City of Alachua – Alachua West at southeast corner of US 441 and CR235A**. A copy of the submitted request form is included in Attachment 1.

Fire Flow Assessment and Results

The result of the requested distribution model simulation is a PASS for the specified required fire flow of 500 gpm. The details of the simulation are shown in the table below.

Scenario ID	Evaluated Location	Scenario Description	Model Junction ID	Detailed Raw Data (gpm)	Results (Pass/Fail)
1	Ellianos City of Alachua – Alachua West, southeast corner of US 441 and CR235A/TP#03051-004-000	Model: Base Model Demand: Maximum Day Demand Pressure: 20 psig Testing time: 4:00 PM Required Fire Flow: 500 gpm	J-3821	716.9	PASS

Attachment 1 – Fire Flow Request Form



Fire Flow Assessment Report Request Form

Return this completed application to the City of Alachua Water Utility

Attention: **Scott Roane** *Water Division Supervisor*

City Hall, 15100 NW 142nd Terrace, Alachua, FL 32616

Phone: (386) 462-7590

Fax: (386) 418-6164

Date of Application: January 30, 2018

Applicant Information

Contact Name: Christopher Gmuer

Company Name: Gmuer Engineering

Phone Number: 352-281-4928

Email Address: chrisg@gmuereng.com

Project Information

Project Name: Ellianos City of Alachua

Project Address: 1.03 acre corner lot located at the southeast corner of US 441 and CR235A / TP# 03051-004-000

City of Alachua Utilities Project Number (if applicable): N/A

Building Type and Size: 681 sf Restaurant

Fire Flow rate (gpm) you need for the analysis: 500 GPM (see attached ISO Calculations)

Project Street Address: Vacant Site, see attached map

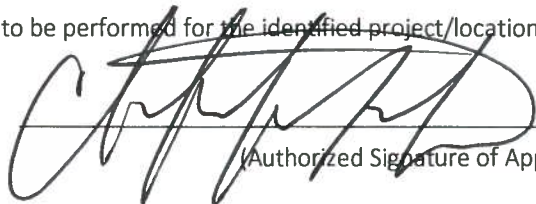
(specify the project location in reference to the position of the building, if necessary)

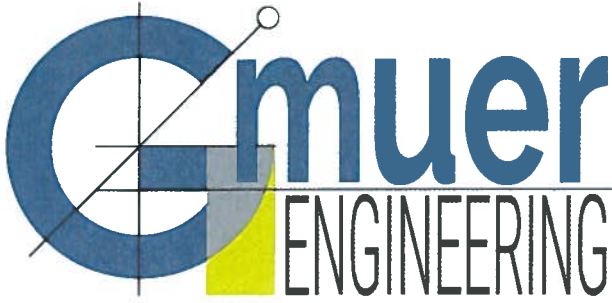
Attach a sketch/location map depicting location to be tested. Area map with specific location of project is required.

The fire hydrant closest to the project location will be used for the analysis. All report documents will be emailed within ten (10) business days from receipt of payment.

Comments:

I hereby request a Fire Flow Analysis from the City of Alachua to be performed for the identified project/location.


(Authorized Signature of Applicant)



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

Re: Ellianos City of Alachua

Needed Fire Flow per ISO Edition 05-2008

Calculated: January 30, 2018

The project proposes a 681 SF GFA restaurant building.

$$C_i = 18F(A_i)^{0.5}$$

$F = 1.0$ (Class 2)

$A_i = 681$ SF

$C_i = 500$

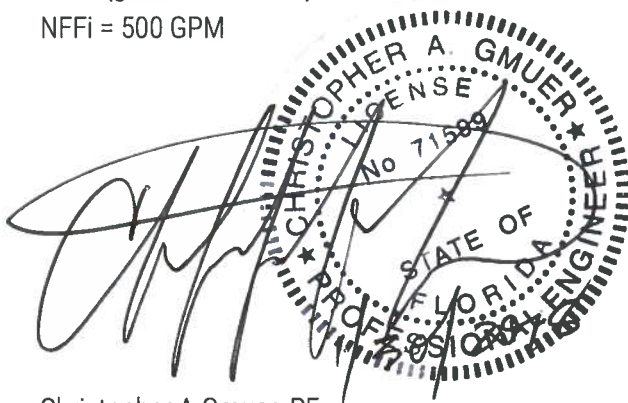
$$NFF = (C_i)(O_i)[(1.0 + (X + P))^i]$$

$O_i = 1.00$ (C-3)

$X = 0$ (greater than 100')

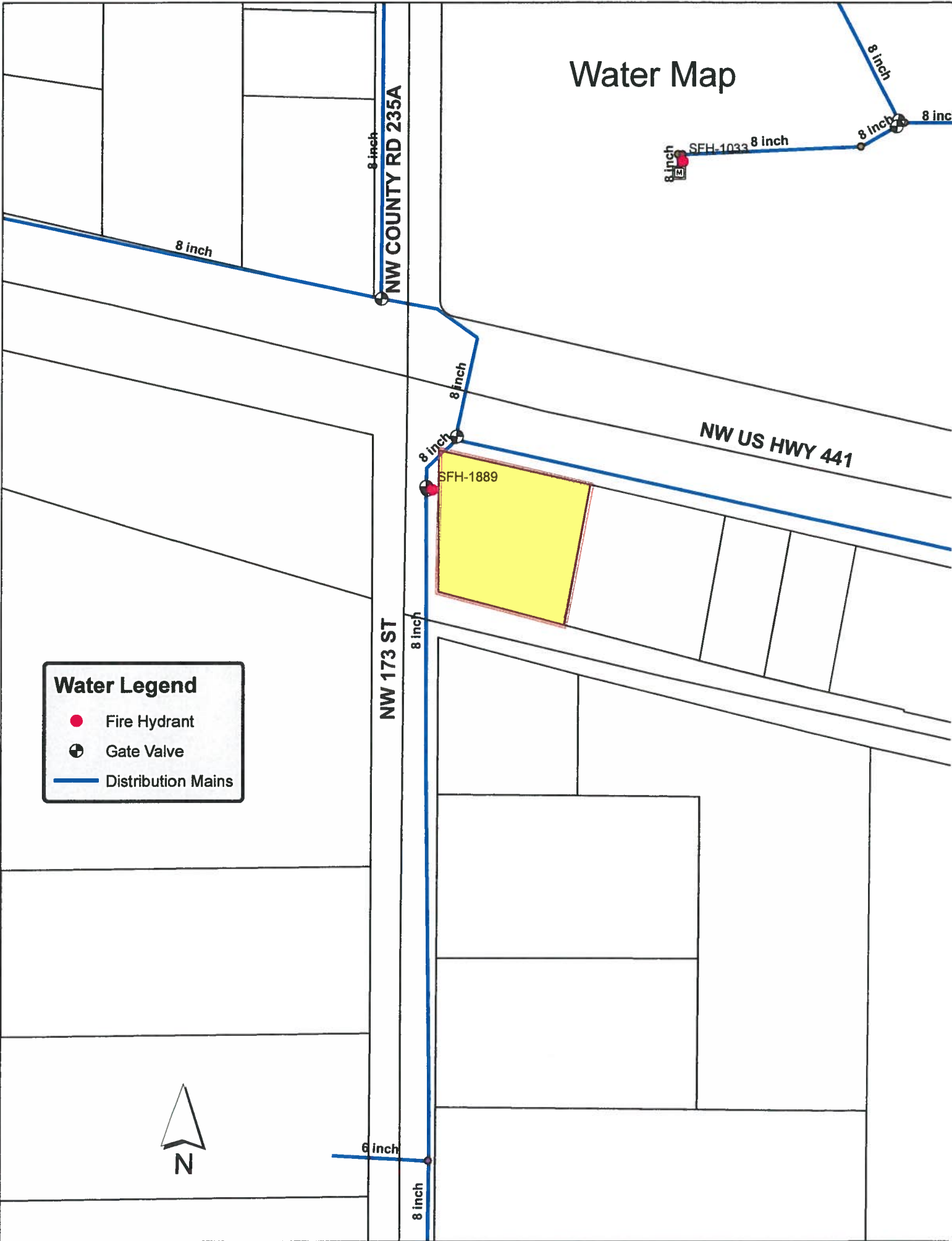
$P = 0$ (greater than 100')

$NFF_i = 500$ GPM



Christopher A Gmuer, PE
FL PE 71599

Water Map



Agents descend on 7-Eleven stores

**By Elliot Spagat and
Nomaan Merchant**
The Associated Press

LOS ANGELES — Seven immigration agents filed into a 7-Eleven store before dawn Wednesday, waited for people to go through the checkout line and told arriving customers and a driver delivering beer to wait outside. A federal inspection was underway, they said.

Within 20 minutes, they verified that the cashier had a valid green card and served notice on the owner to produce hiring records in three days.

The well-rehearsed scene, executed with quiet efficiency in Los Angeles' Koreatown, played out at about 100 7-Eleven stores in 17 states and the District of Columbia, a rolling operation that officials called the largest immigration action against an employer under Donald Trump's presidency.

The so-called employment audits and interviews with store workers could lead to criminal charges or fines. And they appeared to open a new front in Trump's expansion of immigration enforcement, which has already brought a 40 percent increase in deportation arrests and pledges to spend billions of dollars on a border wall with Mexico.

A top official at U.S. Immigration and Customs Enforcement said Wednesday's operation was "the first of many" and "a harbinger of what's to come" for employers.

"This is what we're gearing up for this year and what you're going to see more and more of is these large-scale compliance inspections, just for starters," said Derek Benner, acting head of ICE's Homeland Security Investigations, which oversees cases against employers.

After inspections, officials plan to look at whether

U.S. Immigration and Customs Enforcement agents serve an employment audit notice at a 7-Eleven convenience store Wednesday in Los Angeles. Agents said they targeted about 100 7-Eleven stores nationwide Wednesday to open employment audits and interview workers. (CHRIS CARLSON/THE ASSOCIATED PRESS)

the cases warrant administrative action or criminal investigations, Benner said.

"It's not going to be limited to large companies or any particular industry, big, medium and small," Benner said.

7-Eleven Stores Inc., based in Irving, Texas, said in a statement that the owners of its franchises are responsible for hiring and verifying work eligibility. The chain with more than 8,600 convenience stores in the U.S. said it has previously ended franchise agreements for owners convicted of breaking employment laws.

Unlike other enforcement efforts that have marked Trump's first year in office, Wednesday's actions were aimed squarely at store owners and managers, though 21 workers across the country were arrested on suspicion of being in the country illegally.

Illegal hiring is rarely prosecuted, partly because investigations are time-consuming and convictions

are difficult to achieve because employers can claim they were duped by fraudulent documents or intermediaries. Administrative fines are discounted by some as a business cost.

George W. Bush's administration aggressively pursued criminal investigations against employers in its final years with dramatic pre-dawn shows of force and large numbers of worker arrests. In 2008, agents arrived by helicopter at the Agriprocessors meat-packing plant in Postville, Iowa, and detained nearly 400 workers. Last month, Trump commuted the 27-year prison sentence of Sholom Rubashkin.

former chief executive of what was the nation's largest kosher meatpacking operation.

Barack Obama's administration more than doubled employer audits to more than 3,100 a year in 2013, shunning Bush's flashier approach. John Sandweg, an acting ICE director under Obama, said significant fines instilled fear in employers and draining resources from other enforcement priorities.

Wednesday's operation arose from a 2013 investigation that resulted in charges against nine 7-Eleven franchisees and managers in New York and Virginia. Eight have pleaded guilty

repeat violator. Part of the problem, Wood said, is the lack of "a consistent signal" between administrations that the U.S. government will prosecute employers who hire immigrants without legal status.

Some immigration hardliners have been pressing Trump to move against employers. Mark Krikorian, director of the Center for Immigration Studies, said Wednesday events offered "a good sign" that the administration was serious about going after employers. But, he said, the administration would need to go beyond audits.

"It's important for Trump to show that they're not just arresting the hapless schmo from Honduras but also but also the politically powerful American employer," he said.

Wednesday's operations were low-key compared to the Bush administration's stings. In Koreatown, agents gathered in a grocery store parking lot and drove through side streets in unmarked cars to their target location.

The manager was in Bangladesh and the owner, reached by phone, told the clerk to accept whatever documents were served. The clerk told agents he had no knowledge of documents

required to prove eligibility to work and was asked to pass along brochures for voluntary programs aimed at better compliance with immigration laws.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a site plan to construct a new drive through and retail buildings with parking lot, driveway connections to the adjacent streets, and stormwater pond. The site is located on a ±1.03 acre lot located at the southeast corner of US 441 and CR235A across from Santa Fe High School in Alachua, FL. TPR03051-004-000.

The meeting will be held
Tuesday, January 30, 2018 at 5:15pm at
Alachua Library Branch, Meeting Room
14913 NW 140th St, Alachua, FL 32615

Contact Person: Christopher A. Gmuier, PE
(352) 281-4928 - Gmuier Engineering, LLC

[illegible]

Dillard's

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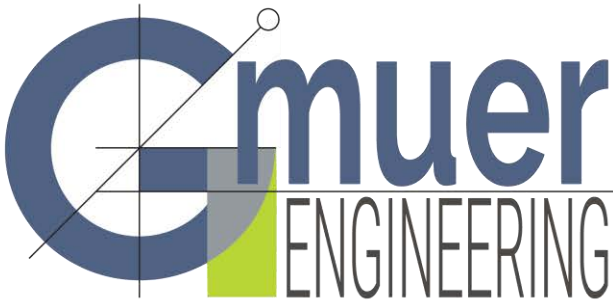
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Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

Neighborhood Meeting

For a site plan to construct a new drive through and retail buildings with a parking lot, driveway connections to the adjacent streets, and a stormwater pond. The site is located on a ± 1.03 acre lot located at the southeast corner of US 441 and CR235A across from Santa Fe High School in Alachua, FL TP#03051-004-000.

Date: Tuesday, January 30th, 2018

Time: 5:15pm

Place: Alachua Library Branch, Meeting Room, 14913 NW 140th St, Alachua, FL 32615

Contact: Christopher A. Gmuer, PE, (352) 281-4928, Gmuer Engineering, LLC

Mr. Gmuer will be holding a workshop to discuss the proposed site plan described above.

Per the City of Alachua Land Development Regulations, the property is zoned CI, Commercial Intensive District. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location.

The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.

Sign-in

Ellianos Neighborhood 1/30/2018
@ 5:15 AM

Name

Phone

Email

GEDE MENET

~~352~~ 462 7872

gmenet@yah

✓ Remy -

462.2697

Christopher Gmuer

352-281-4928

chrisg@gmuerej.com

Ellianos City of Alachua

NHWS 1/30/2018 @ 5:15 PM

- Asked about the proposed use and explanation of the circulation of traffic at the site.

03042-050-008
PATEL PATEL
6036 NW 112TH PL
ALACHUA FL 32615-7423

03055-000-000
SINGH, LAKHVIR
PO BOX 2092
ALACHUA FL 32616

03051-003-000
ROUX, J P
PO BOX 1673
ALACHUA FL 32616-1673

03044-003-000
PATEL, ASHOK SHEILA
6036 NW 112TH PL
Alachua FL 32615

03051-001-001
MENET, EUGENE R LIFE ESTATE
PO BOX 11
ALACHUA FL 32616

03051-004-000
CIRCLE K STORES INC
PO BOX 8019
GARY NC 27512-9998

03055-010-001
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON KY 40511

03044-001-002
BROWNING MORRIS
627 SW 83RD TER
GAINESVILLE FL 32607

03051-000-000
GODWIN MILLER
3486 STATE ROAD 13
ST JOHNS FL 32259

03055-001-003
TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON KY 40511

03052-000-000
SCHOOL BD OF ALACHUA CTY
620 E UNIV AVE SANTA FE HIGH
SCHOOL
GAINESVILLE FL 32601

CITY MANAGER
CITY OF ALACHUA
P.O. BOX 9
ALACHUA FL 32616

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA FL 32615

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE FL 32611

CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE FL 32641

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA FL 32616

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA FL 32616

MICHELE L. LIEBERMAN
INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

SELF-CERTIFICATION FOR A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND LESS THAN 2 ACRES OF IMPERVIOUS SURFACES

Owner(s)/Permittee(s):	Ellianos, LLC
File No:	0363352001EG
File Name:	DRIVETHROUGH, PARKING, POND
Site Address:	Southwest Corner of US 441 and CR235A TP#03051-004-000 Alachua FL - 32615
County:	Alachua
Latitude:	29° 48' 13.1844"
Longitude:	-82° 31' 33.9597"
Total Project Area:	1.03
Total Impervious Surface Area:	0.432
Approximate Date of Commencement of Construction:	06/01/2018
Registered Florida Professional:	Christopher Gmuer
License No.:	71599
Company:	Gmuer Engineering, LLC

Date: April 11, 2018

Christopher Gmuer certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) The project does not:
 - 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- 2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3.Cause a violation of state water quality standards; or
- 4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL 32256

This certification was submitted along with the following electronic documents:

File Description
Site Plan

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Christopher Gmuer, License No. 71599, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

Gmuer Engineering, LLC FL CA # 31533
Christopher A. Gmuer, PE FL PE # 71599
(352) 281-4928 chrisg@gmuereng.com
2603 NW 13th ST Box 314
Gainesville, FL 32609

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at Erp.selfcerts@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL 32256

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**DRIVEWAY/CONNECTION APPLICATION
FOR ALL CATEGORIES****OFFICE USE ONLY**

Application Number: <u>Temp: 0009491</u>	Received By: <u>One-Stop Permitting</u>
Category: <u>B - 21 to 600 VTPD</u>	Date: <u>FDOT STAFF (TYPE OR PRINT)</u>
Section/Mile Post: <u>/</u>	State Road: <u></u>
Section/Mile Post: <u>/</u>	State Road: <u></u>

Instructions - To Applicant

- Contact the Department of Transportation to determine what plans and other documents you are required to submit with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the Department of Transportation.
- For help with this form contact your local Maintenance or District Office.
 - Or visit our website at <https://www3.dot.state.fl.us/OneStopPermitting/Home.aspx> for the contact person and phone number in your area.
 - You may also email - driveways@dot.state.fl.us
 - Or call your District or local Florida Department of Transportation Office and ask for Driveway Permits.

Please print or type

APPLICANT:**Check one:**☐ Owner ☐ Lessee ☒ Contract to PurchaseName: CHRISTOPHER GMUERResponsible Officer or Person: If the Applicant is a Company or Organization, Name: Ellianos, LLCAddress: 2603 NW 13th ST Box 314City, State: Gainesville, FloridaZip: 32609 Phone: (352) 281-4928 ext. Fax: Email: chrisg@gmuereng.com**LAND OWNER:**(if not applicant)Name: David FalkIf the Applicant is a Company or Organization, Name: Circle K Stores, Inc.Address: 1100 Situs Court, Suite 100City, State: Raleigh, FloridaZip: 27606 Phone: (919) 774-6700 ext. 6139 Fax: Email: dfalk@circlek.com

AUTHORIZED REPRESENTATIVE: If specified by Applicant to handle, represent, sign, and file the application -
NOTE: A notarized letter of authorization must be provided with the Application

Name: Christopher Gmuer

Company Name: Gmuer Engineering, LLC

Address: 2603 NW 13th ST Box 314

City, State: Gainesville, Florida

Zip: 32609 Phone: (352) 281-4928 ext. _____ Fax: _____

Email: chrisg@gmuereng.com

Address of property to be served by permit (if known):
Alachua County

If address is not known, provide distance from nearest intersecting public street (such as, 500 feet south of Main St.)
At the Southeast corner of US 441 and CR235A

Check here if you are requesting a

☐ new driveway ☐ temporary driveway ☒ modification to existing driveway ☐ safety upgrade

Does the property owner own or have any interests in any adjacent property?

☒ No ☐ Yes, if yes - please describe:

Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?

☐ No ☒ Yes, if yes - list them on your plans and indicate the proposed and existing access points.

Local Government Development Review or Approval Information:

Local Government Contact: Planner

Name: Adam Hall

Government Agency: City of Alachua

Phone #: (386) 418-6125 ext. _____

If you are requesting commercial or industrial access, please indicate the types and number of businesses and provide the floor area square footage of each. Use additional sheets if necessary.

Business (Name and Type)	Square Footage	Business (Name and Type)	Square Footage
1. Ellianos and Coffee Drivethrough	700	3.	
2.		4.	

If you are requesting a residential development access, what is the type (single family, apartment, townhouse) and number of units?

Type	Number of Units

Provide an estimate of the daily traffic volume anticipated for the entire property at build out. (An individual single family home, duplex, or quad-plex is not required to complete this section).

Daily Traffic Estimate = 287 (Use the latest Institute of Transportation Engineers (ITE) Trip Generation Report)

If you used the ITE Trip Generation Report, provide the land use code, independent variable, and reference page number.

ITE Land Use Code	Independent Variable	ITE Report page number reference
937	0.7	231

Check with the Florida DOT Office where you will return this form to determine which of the following documents are required to complete the review of your application.

- | | |
|---|---|
| Plans should be 11" x 17" (scale 1" x 50')
Note: No plans larger than 24" x 36" will be accepted
a) Highway and driveway plan profile
b) Drainage plan showing impact to the highway right-of-way
c) Map and letters detailing utility locations before and after Development in and along the right of way
d) Subdivision, zoning, or development plans
e) Property map indicating other access, bordering roads and streets | f) Proposed access design
g) Parcel and ownership maps including easements (Boundary Survey)
h) Signing and striping plans
i) Traffic Control/Maintenance of Traffic plan
j) Proof of liability insurance
k) Traffic Impact Study
l) Cross section of roadway every 100' if exclusive turn lanes are required |
|---|---|

Important Notices to Applicant Before Signing Application

The Department Reserves The Right To Change Traffic Features And Devices In Right Of Way At Any Time

Proposed traffic control features and devices in the right of way, such as median openings and other traffic control devices, are not part of the connection(s) to be authorized by a connection permit. The Department reserves the right to change these features and devices in the future in order to promote safety in the right of way or efficient traffic operations on the highway. Expenditure by the applicant of monies for installation or maintenance of such features or devices shall not create any interest in the maintenance of such features or devices.

Significant Changes In Property Use Must Undergo Further Review

If an access permit is issued to you it will state the terms and conditions for its use. Significant changes in the use as defined in Section 335.182(3), Florida Statutes, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

All Information I Give Is Accurate

I certify that I am familiar with the information contained in this application and that to the best of my knowledge and belief, such information is true, complete and accurate.

Starting Work On The Driveway Connection After I Get My Permit Means I Accept All the Conditions In My Permit

I will not begin work on the connection until I receive my Permit and I understand all the conditions of the Permit. When I begin work on the connection, I am accepting all conditions listed in my Permit.

Applicant Name (Printed): CHRISTOPHER GMUER

Applicant's signature: CHRISTOPHER GMUER

Date



ELLIANOS ITALIAN COFFEE TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

May 2018

BUCKHOLZ TRAFFIC



**BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com**

May 1, 2018

Mr. Scott Stewart, Manager
Ellianos, LLC
426 SW Commerce Boulevard / Suite 130
Lake City, Florida 32025

Re: Ellianos Italian Coffee Traffic Study; Alachua County, Florida

Dear Mr. Stewart:

Attached is the revised traffic study. If you have any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 5/1/18. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

This development will contain a 700 gsf coffee shop with drive thru window (see Appendix A). The development will be located in the southeast quadrant of the US 441/CR 235A intersection in northwest Alachua County, Florida and it is currently anticipated that there will be two site drives. The North Drive will be a right-in-right-out only drive located east of the US 441/CR 235A intersection and the South Drive will intersect NW 162nd Lane just east of CR 235A. US 441 is a four lane divided rural principal arterial with exclusive left turn lanes accommodated within a raised median. It has a posted speed limit of 45 mph in each direction in the vicinity of the site and an FDOT access management classification of 3. CR 235A (NW 173rd Street) is a two lane undivided rural minor collector with a posted speed limit of 45 mph. Figure 1 shows the site location and surrounding road network while Figure 2 provides the current intersection and mainline lane configuration near the site. The development is expected to be complete and fully occupied by the beginning of 2019, therefore 2019 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Buckholz Traffic personnel conducted weekday AM peak period (6:45 am to 9:00 am) and PM peak period (4:00 pm to 6:00 pm) turning movement counts along CR 235A at the US 441 intersection and at the NW 162nd Lane intersection during January of 2018. These counts, which were collected at 15-minute intervals, are provided in Appendix B with the peak hour volumes summarized in Figure 3. The presence of I-75 to the east and a Walmart Distribution Center to the south results in a high percentage of semi-tractor-trailer traffic for both the westbound left turn and the northbound right turn.

Buckholz Traffic personnel also conducted a set of afternoon enter/exit counts at a series of commercial driveways located just west of the US 441/CR 235A intersection. These counts are included in Appendix B. The commercial establishments counted included a real estate office, an animal hospital, a bank, and a car lot.

TRIP GENERATION OF SITE TRAFFIC

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use code 937 (Coffee/Donut Shop With Drive-Thru Window). Table 1 contains the daily, AM peak hour, and PM peak hour trip generation calculations. During an average weekday the development is expected to generate 287 entering and 287 exiting trips with 62 trips (32 entering and 30 exiting) occurring during the AM peak hour and 30 trips (15 entering and 15 exiting) occurring during the PM peak hour. Since the primary goal of this study is to analyze the access situation for the planned development, we are interested in total driveway volumes and thus no adjustment has been made for pass-by capture. This results in site traffic volumes at the adjacent intersections that are conservatively high.

BUCKHOLZ TRAFFIC

DISTRIBUTION AND ASSIGNMENT OF SITE TRAFFIC

Site trips were directionally distributed based on the results of our traffic counts. The counts taken at the nearby commercial driveways were used to determine that 32% of the site trips are expected to be oriented to the west with the remaining 68% oriented to the east, north and south. The 68% was further subdivide to 62% from the east, 3% from the north, and 3% from the south using turning movement information from the US 441/CR 235A intersection. The estimated trip distribution percentages and the calculations which produce them are provided in Figure 4. These percentages were multiplied by the weekday AM and PM peak hour trip generation results to produce the site traffic assignments shown in Figures 5 and 6.

FUTURE TRAFFIC VOLUMES

The expected weekday AM and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes are graphically depicted in Figures 7 and 8. The 2019 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (1.06 and 1.07) and then by a corresponding average annual growth factor (4.8%) obtained from two nearby historical FDOT counts (see Appendix C). The 2019 total traffic volumes were obtained by adding the traffic generated by the new development to the 2019 background traffic volumes.

TURN LANE ANALYSIS

Using the 2019 Build traffic volumes a formal analysis was made to determine if a left turn lane is warranted on southbound CR 235A at NW 162nd Lane. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results indicate that traffic volumes on CR 235A will not be high enough to warrant a left turn lane. The supporting analysis is provided in Figures 9 and 10.

A formal analysis was also made to determine if a right turn lane is warranted on US 441 at the North Drive. The methodology contained in NCHRP Report 279 was used to conduct this analysis. As is indicated in Figure 11, right turn volumes into the site will not be high enough to warrant a right turn lane. This result is supported by NCHRP Report 420 which requires 110 right turns per hour to warrant a right turn lane on a multi-lane roadway with a posted speed of 45 mph.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

2018 Existing and 2019 Build weekday AM and PM peak hour signalized intersection capacity analyses were performed for the US 441/CR 235A intersection using the methodology discussed in Chapter 18 of the 2015 update to the 2010 Highway Capacity Manual. The existing signal timings for this intersection are provided in Appendix D. The intersection capacity results are summarized in Tables 2 and 3 while Appendix E provides the supporting capacity analysis calculations. Overall, the intersection is expected to operate at an acceptable LOS D during the weekday AM peak hour and LOS C during the weekday PM peak hour.

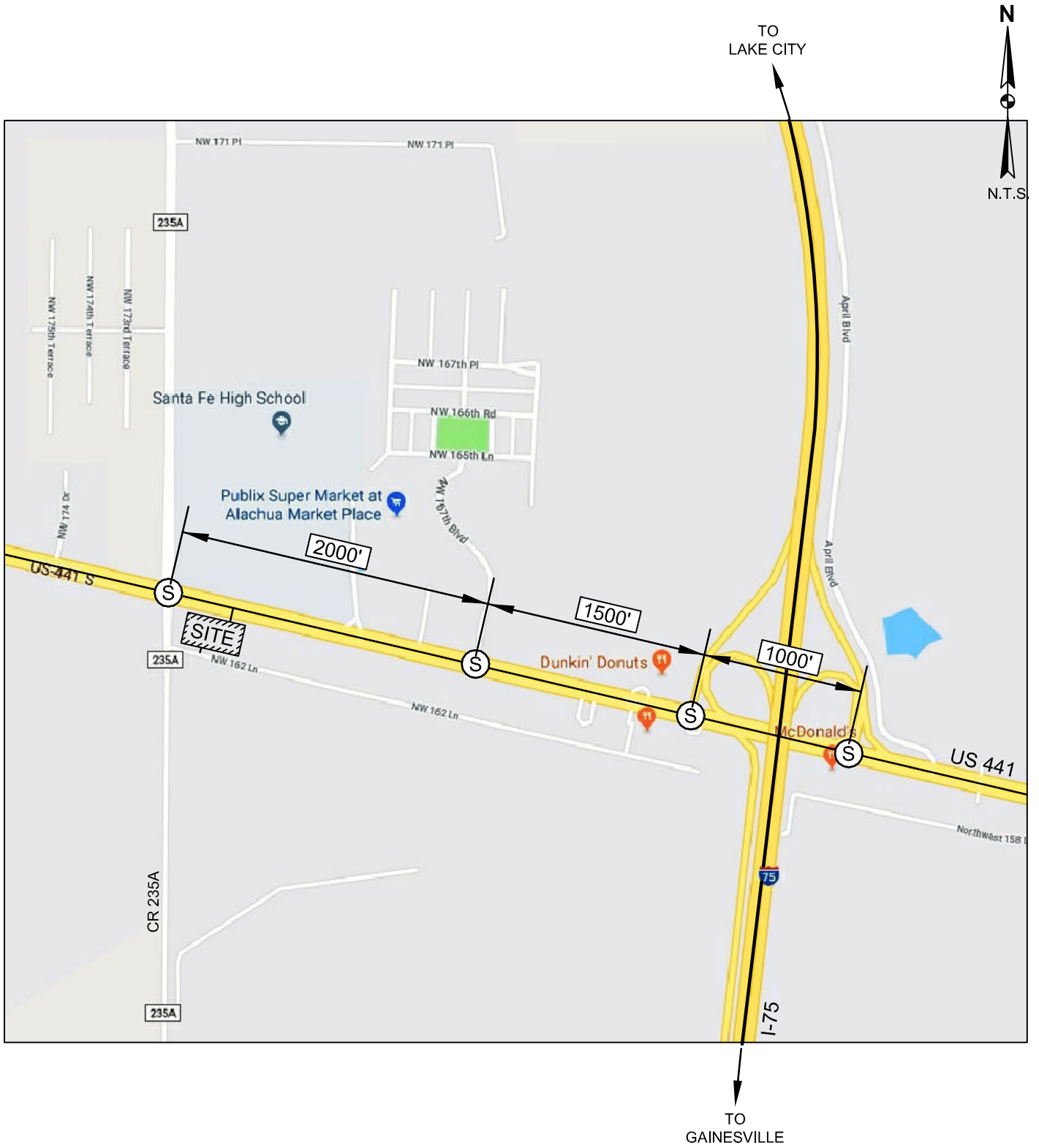
Of most concern at this intersection is the substantial queuing in the northbound right turn lane which causes the turn lane to periodically overflow into the adjacent through lane. Relocation of NW 162nd Lane to the south and extension of this turn lane would be a beneficial improvement. Consideration should also be given to adding a right turn overlap arrow for this movement and posting a sign requiring that westbound-to-eastbound u-turns yield to the northbound right turns.

Periodic surges of high school traffic between 8:30 and 8:45 AM result in recurring phase failures for the southbound left turn movement. Additional green time should be provided for this movement and/or detector switching should be implemented on the north approach to allow these left turns to make full use of the allocated side street green time.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

Using 2019 Build traffic volumes, capacity analyses for the unsignalized CR 235A/NW 162nd Lane intersection and the US 441/North Site Drive intersection were conducted using the two-way stop control methodology contained in chapter 19 of the 2015 Update to the 2010 Highway Capacity Manual. Appendix F contains the peak hour capacity analysis calculations with the capacity results summarized in Table 4. A review of Table 4 indicates that all minor movements at these two intersections will operate at an acceptable level of service C or better with minimal queueing and delay under 2019 Build conditions. To expedite traffic operations, separate left and right turn lanes should be installed on the NW 162nd Lane approach to CR 235A.

\\Dell\2018\18-1491\CAD\FIG_01.dwg Date: 01-18-18 T: 16:24 By: AVDelacruz



Ⓢ = TRAFFIC SIGNAL

FIGURE 1

SITE LOCATION



Buckholz Traffic

\\Dell\2018\18-1491\CAD\FIG_02.dwg Date: 01-18-18 T: 16:34 By: AVDelacruz

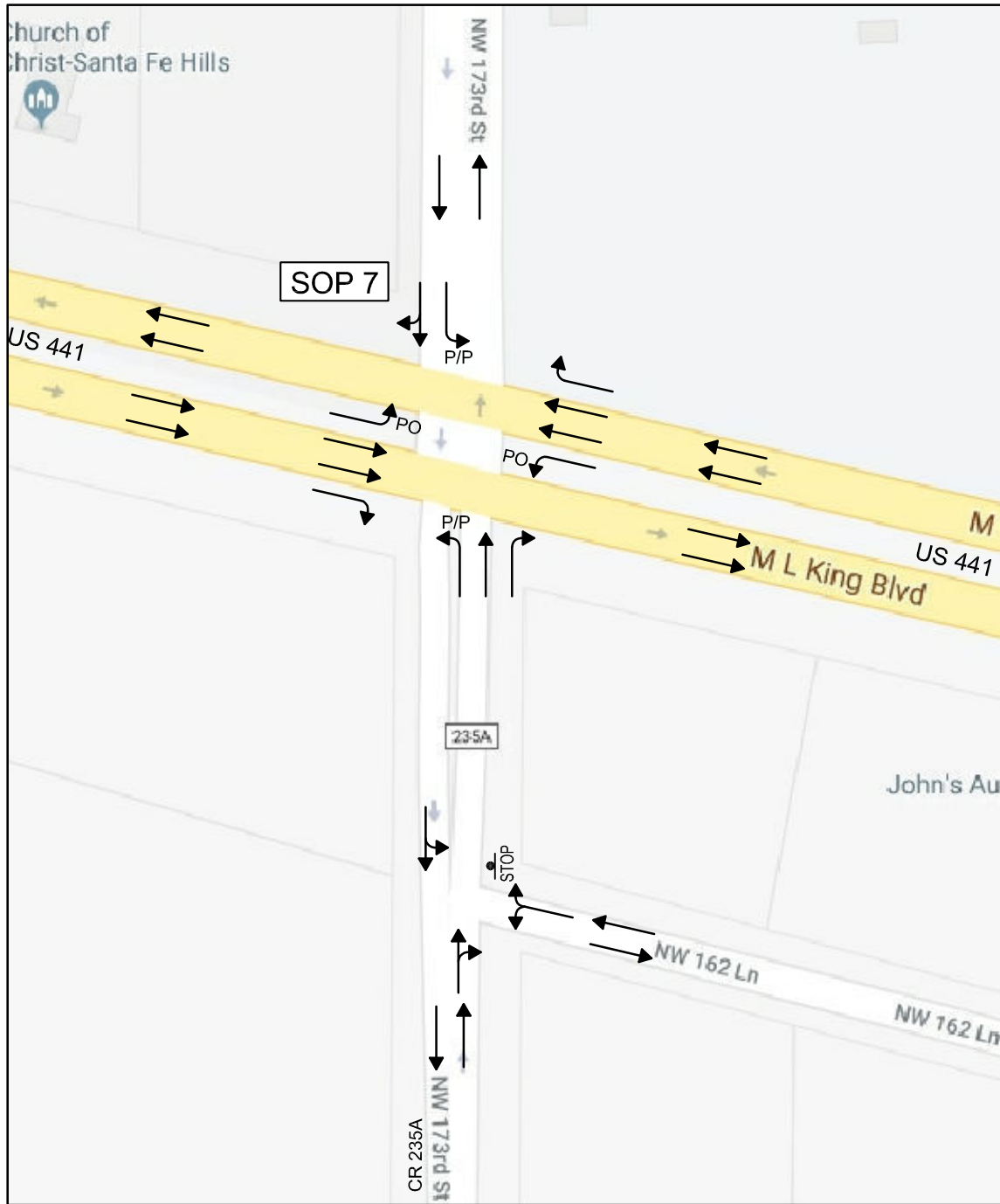


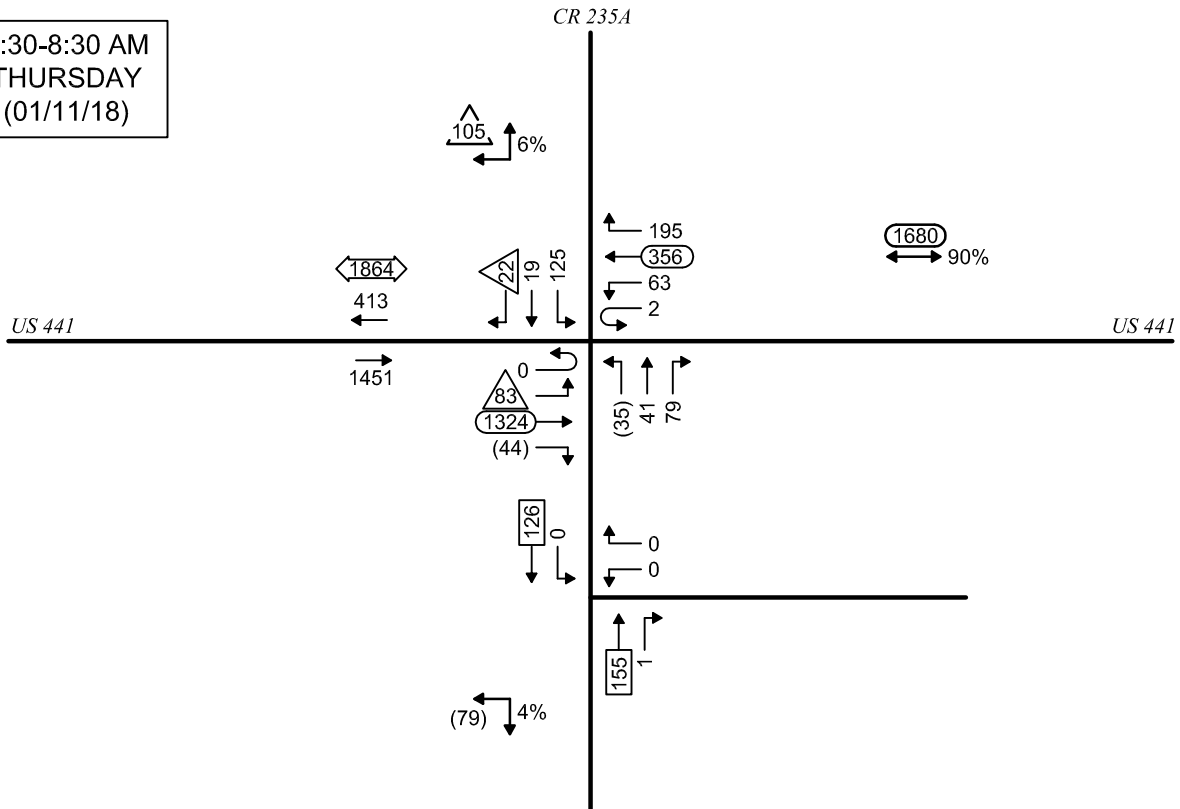
FIGURE 2

INTERSECTION
LAYOUT

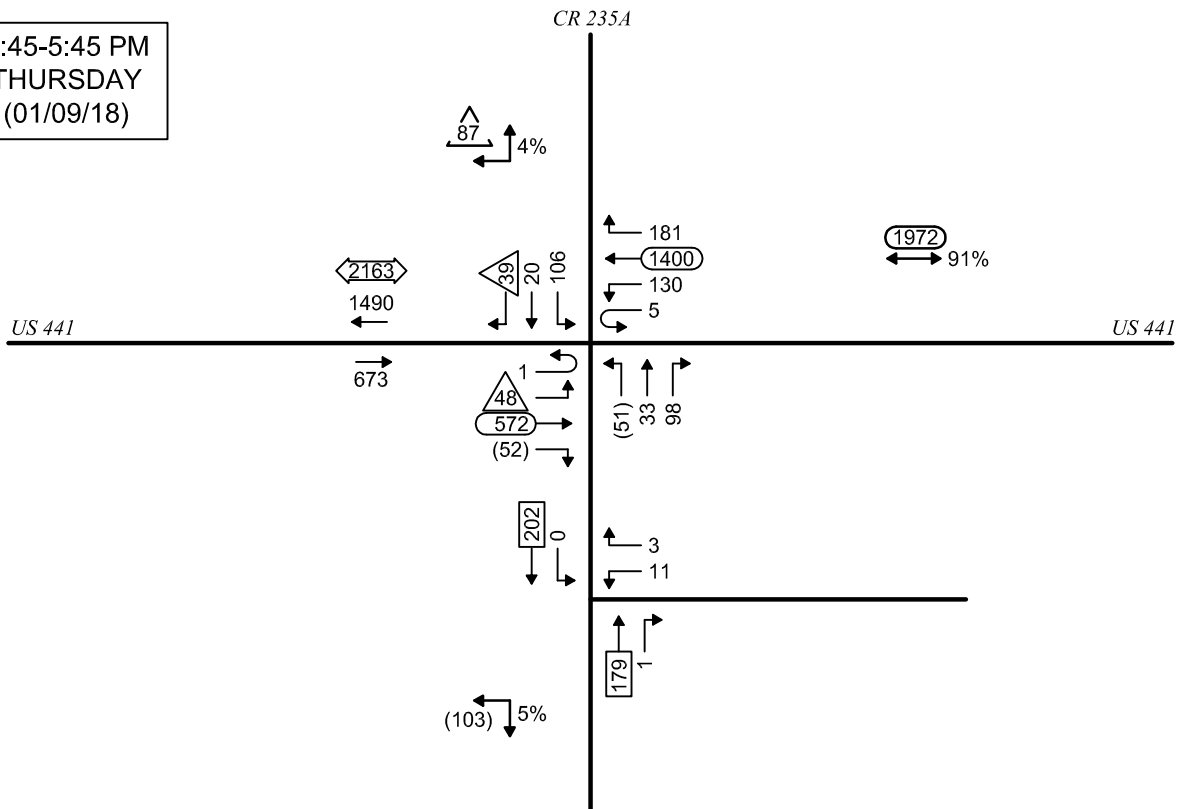


Buckholz Traffic

7:30-8:30 AM
THURSDAY
(01/11/18)



4:45-5:45 PM
THURSDAY
(01/09/18)



XXX = CALCULATED VALUE

FIGURE 3

TRAFFIC COUNTS

WEEKDAY PEAK HOURS



Buckholz Traffic

\\Dell\2018\18-1491\CAD\FIG_04.dwg Date: 01-18-18 T: 17:25 By: AVDelacruz



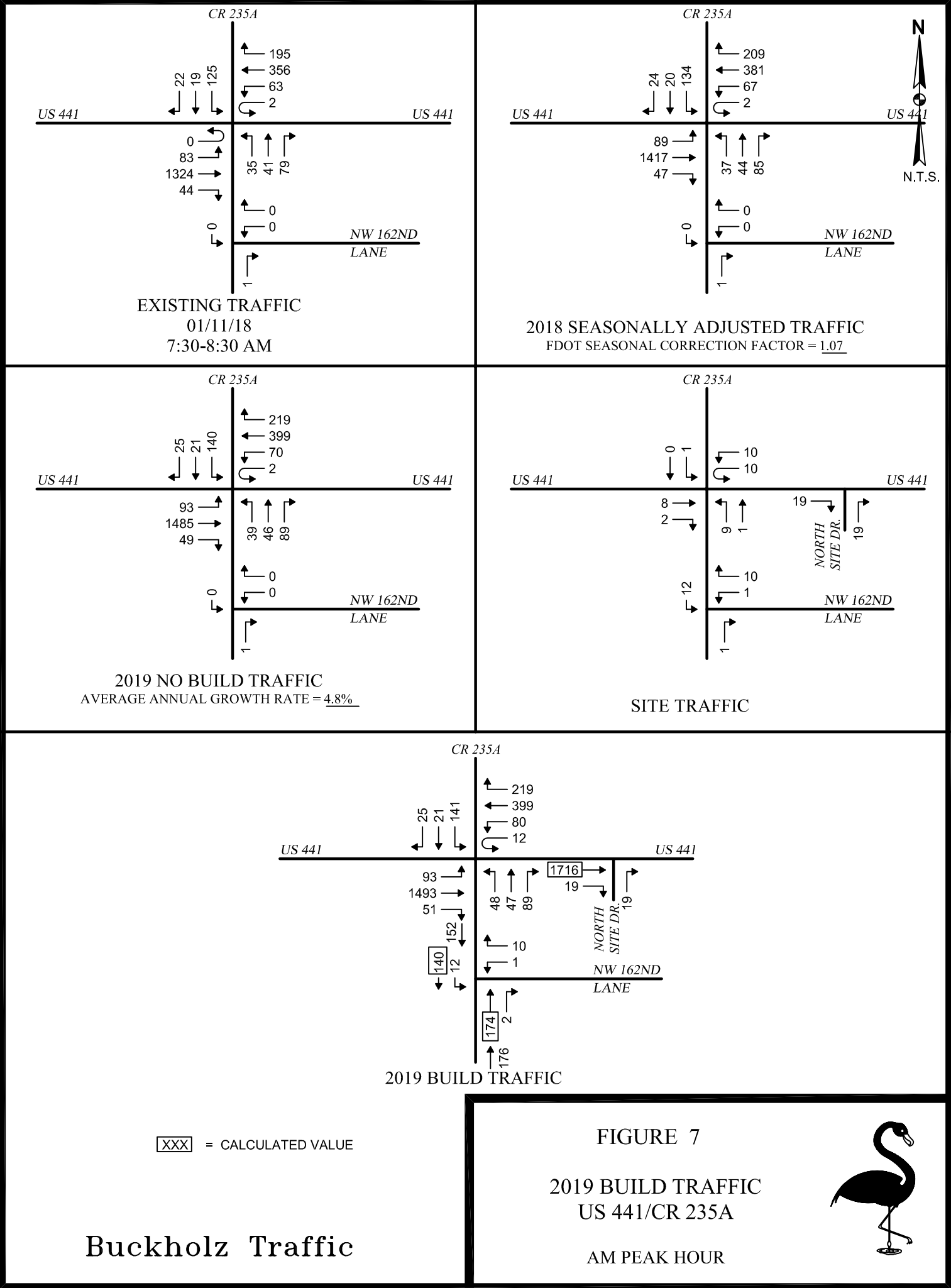
* = AVERAGE OF AM & PM
FROM FIGURE 3

Buckholz Traffic

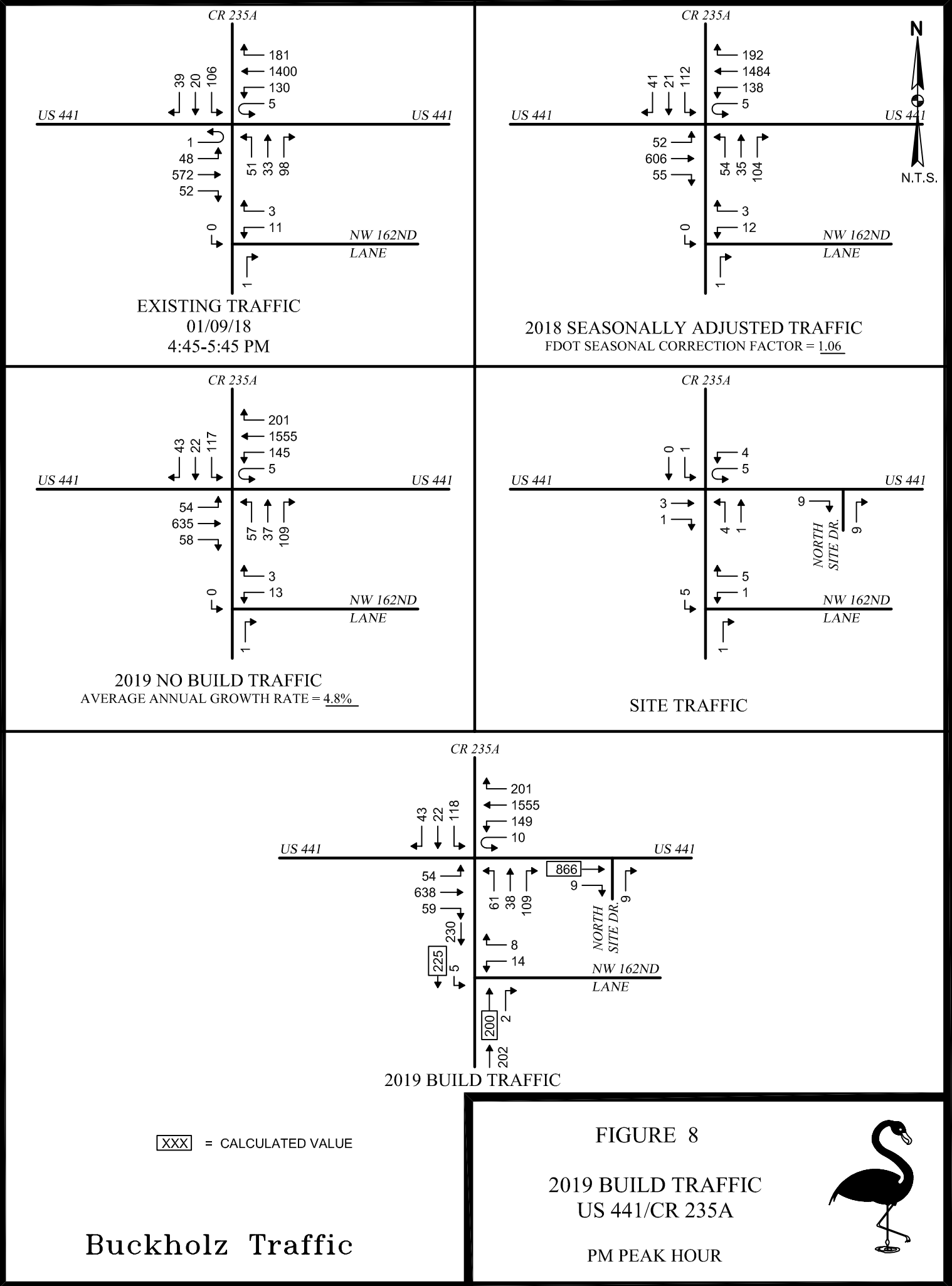
FIGURE 4
TRIP
DISTRIBUTION



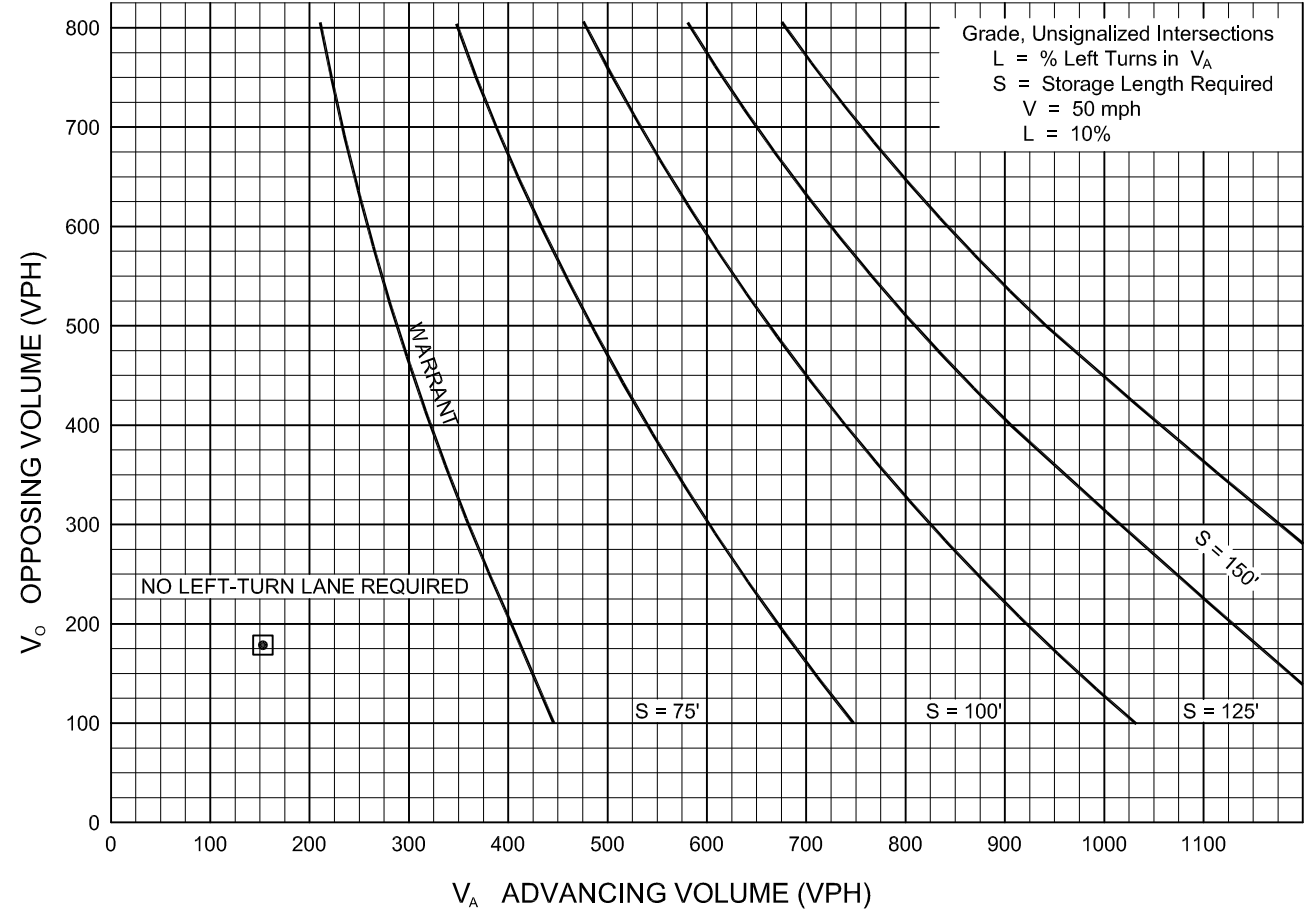
\\Dell\2018\18-1491\CAD\CAD2\FIG-07.dwg Date: 05-01-18 T: 16:29 By: AVDelacruz



\\Dell\2018\18-1491\CAD\CAD2\FIG-08.dwg Date: 05-01-18 T: 16:32 By: AVDelacruz



CR 235A AT NW 162ND LANE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

AM PEAK HOUR

$V_A = 152$
$V_O = 176$
$V_L = 12$
$\%LT = \frac{12}{152} = 8\%$

FIGURE 9

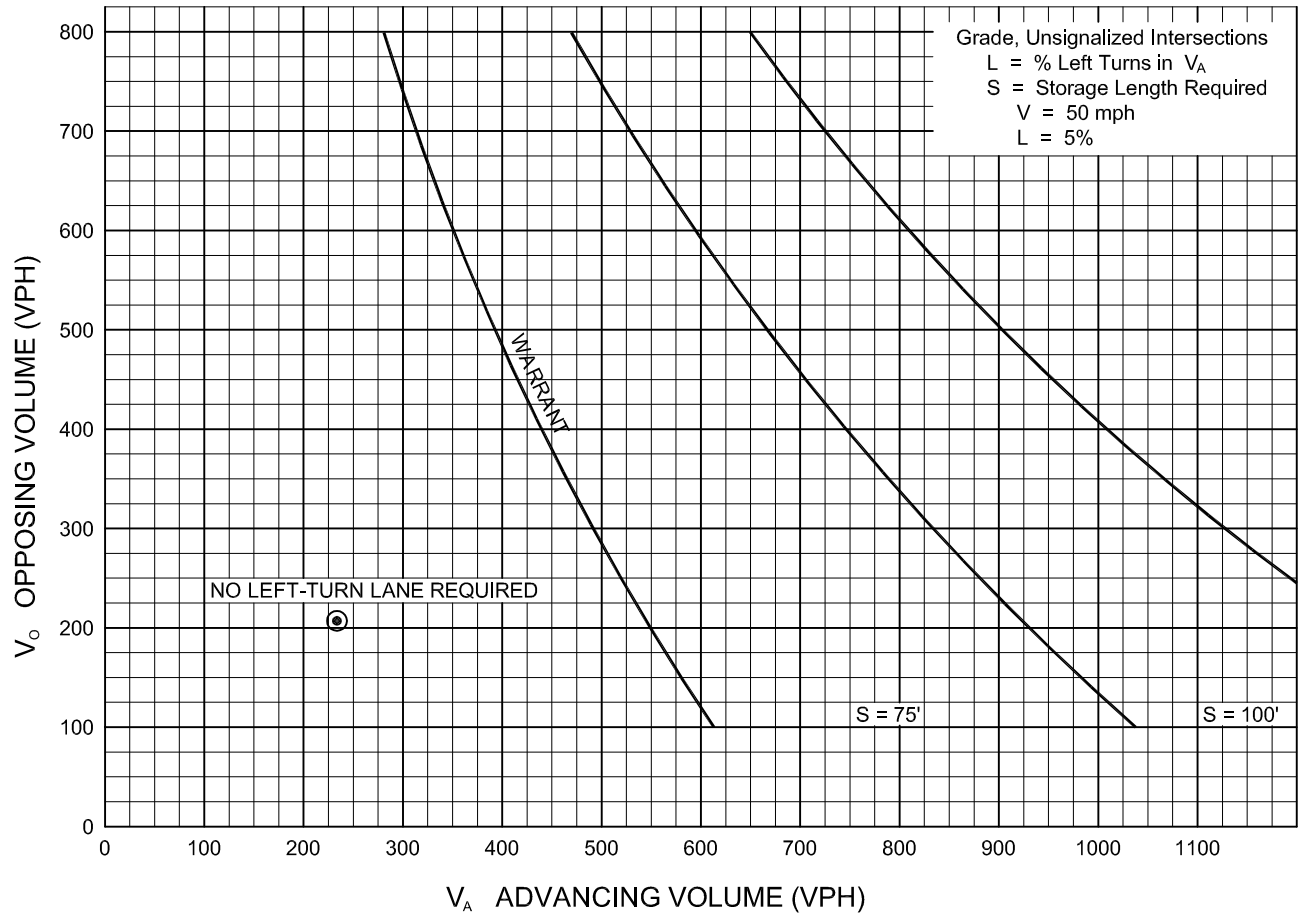
LEFT TURN
LANE EVALUATION

WEEKDAY AM PEAK HOUR



SOURCE: HARMELINK

CR 235A AT NW 162ND LANE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊙ PM PEAK HOUR

$V_A = 230$
$V_O = 202$
$V_L = 5$
$\%LT = \frac{5}{230} = 2\%$

FIGURE 10

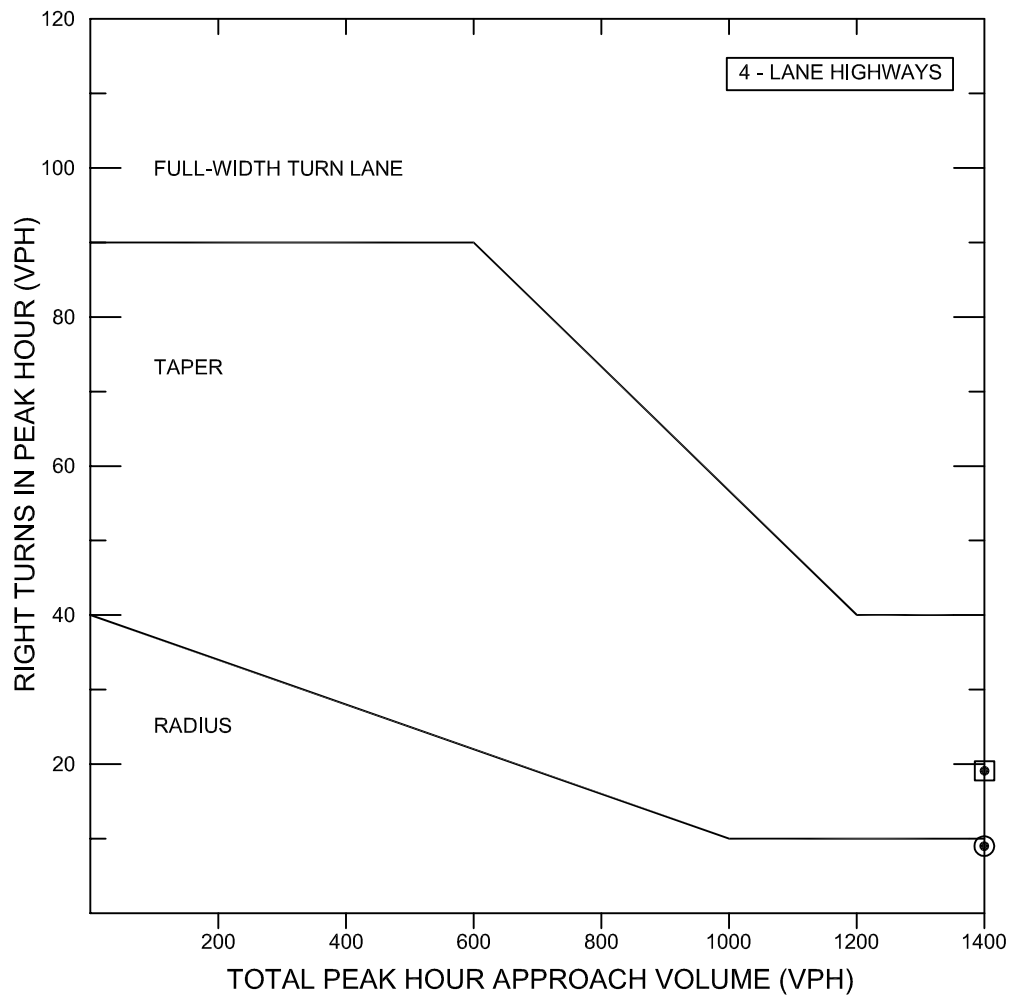
LEFT TURN
LANE EVALUATION

WEEKDAY PM PEAK HOUR



SOURCE: HARMELINK

US 441 AT SITE DRIVE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

▣ AM PEAK HOUR

V_A	1735
V_R	19

⊙ PM PEAK HOUR

V_A	875
V_R	9

NCHRP 420	
MULTI-LANE ≤ 45 MPH	110 REQUIRED

$$V_R = 19 \text{ \& } 9 < 110$$

FIGURE 11

RIGHT TURN LANE
ANALYSIS



TABLE 1

TRIP GENERATION CALCULATIONS

COFFEE/DONUT SHOP WITH DRIVE-THRU WINDOW

Land Use Code 937

T = Number of Vehicle Trip Ends

Size of Building = 700 gsf (X = 0.7 kgsf)

<u>TIME PERIOD</u>	<u>TOTAL</u> <u>TRIP GENERATION</u> <u>EQUATION</u>	<u>TOTAL</u> <u>TRIP</u> <u>ENDS</u>	<u>PERCENT</u> <u>ENTERING</u>	<u>PERCENT</u> <u>EXITING</u>	<u>TOTAL</u> <u>TRIP ENDS</u> <u>ENTERING</u>	<u>TOTAL</u> <u>TRIP ENDS</u> <u>EXITING</u>
AVERAGE WEEKDAY						
Daily	T = 820.38 (X)	574	50%	50%	287	287
AM Peak Hour	T = 88.99 (X)	62	51%	49%	32	30
PM Peak Hour	T = 43.38 (X)	30	50%	50%	15	15

SOURCE: ITE (Institute of Transportation Engineers), "Trip Generation", 10th Edition (2017)

<u>TIME PERIOD</u>	<u>PERCENT NEW TRIPS</u>	<u>NEW</u> <u>TRIP</u> <u>ENDS</u>	<u>PERCENT</u> <u>ENTERING</u>	<u>PERCENT</u> <u>EXITING</u>	<u>NEW</u> <u>TRIP ENDS</u> <u>ENTERING</u>	<u>NEW</u> <u>TRIP ENDS</u> <u>EXITING</u>
AVERAGE WEEKDAY						
Daily	11%	63	50%	50%	32	32
AM Peak Hour	11%	7	51%	49%	4	3
PM Peak Hour	11%	4	50%	50%	2	2

SOURCE: ITE, "Trip Generation Handbook", 3rd Edition, Table E.34

BUCKHOLZ TRAFFIC

APPENDIX A

SITE PLAN



NW U.S. HIGHWAY 441
(200' PUBLIC R/W)

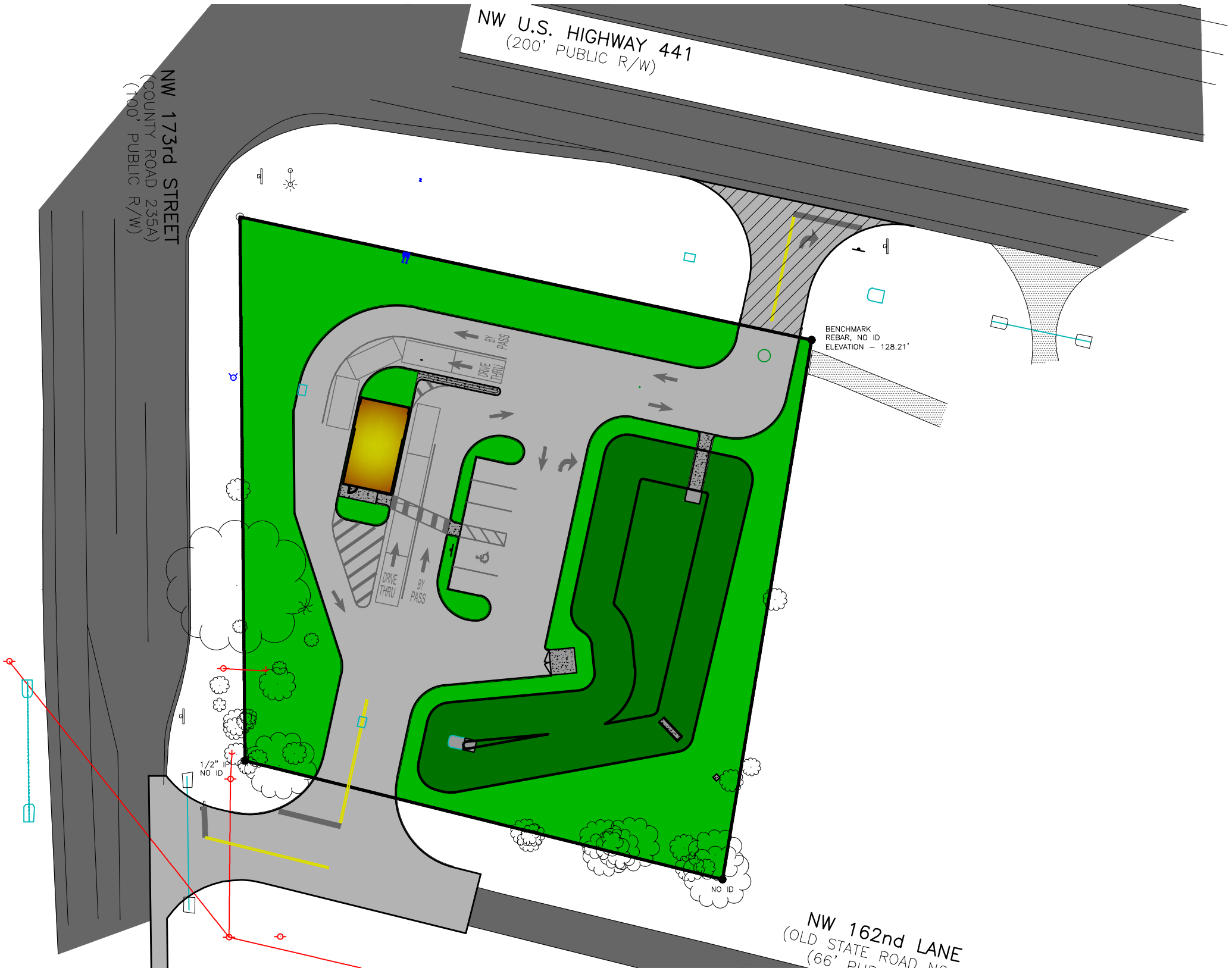
NW 173rd STREET
(COUNTY ROAD 235A)
(100' PUBLIC R/W)

BENCHMARK
REBAR, NO ID
ELEVATION - 128.21'

NW 162nd LANE
(OLD STATE ROAD NO. 16)
(66' PUBLIC R/W)

1/2" IP
NO ID

NO ID



APPENDIX B

TURNING MOVEMENT COUNTS



JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 00000000

DATE: 01/11/17

US 441 @ CR 235A

Start Date: 01/11/18

WEATHER: CLEAR & DRY

ALACHUA COUNTY, FLORIDA

File I.D. : 18149112

BEGIN TIME (MILITARY):06:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

CR 235A				US 441				CR 235A				US 441					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total	
Date 01/11/18 -----																	
06:45	13	1	1	0	27	53	9	1	7	0	15	0	3	276	6	1	413
07:00	28	2	4	0	19	56	5	0	14	3	18	0	0	352	3	0	504
07:15	21	0	6	0	20	99	8	0	7	2	20	0	5	381	9	0	578
07:30	32	4	10	0	16	94	24	1	15	1	26	0	6	406	15	0	650
Hr Total	94	7	21	0	82	302	46	2	43	6	79	0	14	1415	33	1	2145
07:45	35	2	2	0	15	105	24	0	11	8	22	0	12	362	11	0	609
08:00	25	4	3	0	15	74	54	0	5	10	11	0	15	317	14	0	547
08:15	33	9	7	0	17	83	93	1	4	22	20	0	50	239	4	0	582
08:30	71	18	19	0	17	104	95	0	4	16	15	0	42	241	7	0	649
Hr Total	164	33	31	0	64	366	266	1	24	56	68	0	119	1159	36	0	2387
08:45	46	7	4	0	17	94	10	0	6	4	26	0	3	206	5	0	428
Hr Total	46	7	4	0	17	94	10	0	6	4	26	0	3	206	5	0	428

TOTAL	304	47	56	0	163	762	322	3	73	66	173	0	136	2780	74	1	4960

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 01/11/18

Peak start	07:30				07:30				07:30				07:30			
Volume	125	19	22	0	63	356	195	2	35	41	79	0	83	1324	44	0
Percent	75%	11%	13%	0%	10%	58%	32%	0%	23%	26%	51%	0%	6%	91%	3%	0%
Pk total	166				616				155				1451			
Highest	08:15				08:15				08:15				07:30			
Volume	33	9	7	0	17	83	93	1	4	22	20	0	6	406	15	0
Hi total	49				194				46				427			
PHF	.85				.79				.84				.85			

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 00000000

DATE: 01/11/17

US 441 @ CR 235A

Start Date: 01/11/18

WEATHER: CLEAR & DRY

ALACHUA COUNTY, FLORIDA

File I.D. : 18149112

BEGIN TIME (MILITARY):06:45 Hrs

Page : 1

AUTOMOBILES

CR 235A				US 441				CR 235A				US 441					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total	
Date 01/11/18																	
06:45	12	1	0	0	24	52	9	1	6	0	12	0	3	267	6	1	394
07:00	27	2	4	0	9	50	4	0	14	3	14	0	0	348	3	0	478
07:15	21	0	6	0	14	90	7	0	6	2	17	0	5	372	8	0	548
07:30	31	4	10	0	12	85	24	1	15	1	20	0	6	390	15	0	614
Hr Total	91	7	20	0	59	277	44	2	41	6	63	0	14	1377	32	1	2034
07:45	34	2	2	0	11	99	23	0	10	8	13	0	12	343	10	0	567
08:00	25	4	3	0	7	67	54	0	4	9	5	0	15	293	13	0	499
08:15	31	9	7	0	15	72	85	1	2	22	11	0	50	217	4	0	526
08:30	70	16	19	0	10	97	90	0	4	16	9	0	42	227	5	0	605
Hr Total	160	31	31	0	43	335	252	1	20	55	38	0	119	1080	32	0	2197
08:45	46	7	3	0	10	82	10	0	3	4	14	0	3	195	4	0	381
Hr Total	46	7	3	0	10	82	10	0	3	4	14	0	3	195	4	0	381
TOTAL	297	45	54	0	112	694	306	3	64	65	115	0	136	2652	68	1	4612

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 01/11/18

Peak start 07:30				07:30				07:30				07:30			
Volume	Percent	Pk total	Highest	Volume	Percent	Pk total	Highest	Volume	Percent	Pk total	Highest	Volume	Percent	Pk total	Highest
121	75%	162	08:15	45	8%	556	08:15	31	26%	120	07:30	83	6%	1368	07:30
19	12%			323	58%			40	33%			1243	91%		
22	14%			186	33%			49	41%			42	3%		
0	0%			2	0%			0	0%			0	0%		
31				15				15				6			
9				72				1				390			
7				85				20				15			
0				1				0				0			
47				173				36				411			
.86				.80				.83				.83			

JW BUCKHOLZ TRAFFIC ENGINEERING INC

MANUAL TURNING MOVEMENT COUNTS

US 441 @ CR 235A

ALACHUA COUNTY, FLORIDA

Site Code : 00000000

Start Date: 01/11/18

File I.D. : 18149112

Page : 1

DAY: THURSDAY

DATE: 01/11/17

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):06:45 Hrs

COMMERCIAL VEHICLES

CR 235A					US 441				CR 235A				US 441								
From North					From East				From South				From West								
Left	Thru	Right	Other		Left	Thru	Right	Other		Left	Thru	Right	Other		Left	Thru	Right	Other			
Date 01/11/18 -----																					
06:45	1	0	1	0		3	1	0	0		1	0	3	0		0	9	0	0		19
07:00	1	0	0	0		10	6	1	0		0	0	4	0		0	4	0	0		26
07:15	0	0	0	0		6	9	1	0		1	0	3	0		0	9	1	0		30
07:30	1	0	0	0		4	9	0	0		0	0	6	0		0	16	0	0		36
Hr Total	3	0	1	0		23	25	2	0		2	0	16	0		0	38	1	0		111
07:45	1	0	0	0		4	6	1	0		1	0	9	0		0	19	1	0		42
08:00	0	0	0	0		8	7	0	0		1	1	6	0		0	24	1	0		48
08:15	2	0	0	0		2	11	8	0		2	0	9	0		0	22	0	0		56
08:30	1	2	0	0		7	7	5	0		0	0	6	0		0	14	2	0		44
Hr Total	4	2	0	0		21	31	14	0		4	1	30	0		0	79	4	0		190
08:45	0	0	1	0		7	12	0	0		3	0	12	0		0	11	1	0		47
Hr Total	0	0	1	0		7	12	0	0		3	0	12	0		0	11	1	0		47

TOTAL	7	2	2	0		51	68	16	0		9	1	58	0		0	128	6	0		348

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 01/11/18

Peak start 07:30					07:30				07:30				07:30			
Volume	4	0	0	0	18	33	9	0	4	1	30	0	0	81	2	0
Percent	100%	0%	0%	0%	30%	55%	15%	0%	11%	3%	86%	0%	0%	98%	2%	0%
Pk total	4				60				35				83			
Highest	08:15				08:15				08:15				08:00			
Volume	2	0	0	0	2	11	8	0	2	0	9	0	0	24	1	0
Hi total	2				21				11				25			
PHF	.50				.71				.80				.83			

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 00000000

DATE: 01/11/17

US 441 @ CR 235A

Start Date: 01/11/18

WEATHER: CLEAR & DRY

ALACHUA COUNTY, FLORIDA

File I.D. : 18149112

BEGIN TIME (MILITARY):06:45 Hrs

Page : 1

PEDESTRIAN & BICYCLES

CR 235A From North				US 441 From East				CR 235A From South				US 441 From West								Total
Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS					
Date 01/11/18																				
06:45	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:45	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 01/11/18

Peak start 07:30				07:30				07:30				07:30			
Volume	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Percent	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pk total	1				0				0				0		
Highest	07:45				06:45				06:45				06:45		
Volume	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Hi total	1				0				0				0		
PHF	.25				.0				.0				.0		

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 77777777

DATE: 01/09/18

US 441 @ CR 235A

Start Date: 01/09/18

WEATHER: CLEAR & DRY

ALACHUA COUNTY, FLORIDA

File I.D. : 18149134

BEGIN TIME (MILITARY):16:00 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

CR 235A				US 441				CR 235A				US 441					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total	
Date 01/09/18																	
16:00	30	3	10	0	30	253	43	0	17	4	32	0	5	129	5	0	561
16:15	22	6	20	0	27	259	39	1	9	8	29	0	4	155	12	0	591
16:30	22	5	8	0	35	305	31	0	12	5	33	0	10	134	12	0	612
16:45	31	5	10	0	28	315	43	1	8	14	31	0	14	132	12	0	644
Hr Total	105	19	48	0	120	1132	156	2	46	31	125	0	33	550	41	0	2408
17:00	24	4	8	0	25	332	40	2	9	8	28	0	11	151	12	0	654
17:15	35	5	12	0	29	416	45	0	17	6	20	0	10	143	9	1	748
17:30	16	6	9	0	48	337	53	2	17	5	19	0	13	146	19	0	690
17:45	19	4	12	0	21	335	52	1	13	5	7	0	9	127	9	0	614
Hr Total	94	19	41	0	123	1420	190	5	56	24	74	0	43	567	49	1	2706
TOTAL	199	38	89	0	243	2552	346	7	102	55	199	0	76	1117	90	1	5114

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 01/09/18

Peak start	16:45				16:45				16:45				16:45			
Volume	106	20	39	0	130	1400	181	5	51	33	98	0	48	572	52	1
Percent	64%	12%	24%	0%	8%	82%	11%	0%	28%	18%	54%	0%	7%	85%	8%	0%
Pk total	165				1716				182				673			
Highest	17:15				17:15				16:45				17:30			
Volume	35	5	12	0	29	416	45	0	8	14	31	0	13	146	19	0
Hi total	52				490				53				178			
PHF	.79				.88				.86				.95			

JW BUCKHOLZ TRAFFIC ENGINEERING INC

MANUAL TURNING MOVEMENT COUNTS

US 441 @ CR 235A

ALACHUA COUNTY, FLORIDA

Site Code : 77777777

Start Date: 01/09/18

File I.D. : 18149134

Page : 1

DAY: TUESDAY

DATE: 01/09/18

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):16:00 Hrs

AUTOMOBILES

CR 235A				US 441				CR 235A				US 441					
From North				From East				From South				From West					
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 01/09/18 -----																	
16:00	28	3	10	0	27	240	41	0	17	1	25	0	2	123	5	0	522
16:15	21	6	20	0	22	248	35	0	9	6	20	0	3	145	11	0	546
16:30	22	5	8	0	30	296	30	0	10	4	25	0	10	128	12	0	580
16:45	31	5	10	0	23	311	40	1	7	14	20	0	12	125	12	0	611
Hr Total	102	19	48	0	102	1095	146	1	43	25	90	0	27	521	40	0	2259
17:00	24	4	8	0	16	325	40	2	9	7	22	0	9	148	12	0	626
17:15	35	5	12	0	25	409	44	0	16	6	17	0	10	133	8	1	721
17:30	16	6	9	0	37	328	53	2	16	5	15	0	13	144	19	0	663
17:45	19	3	12	0	18	325	52	1	11	5	6	0	9	123	8	0	592
Hr Total	94	18	41	0	96	1387	189	5	52	23	60	0	41	548	47	1	2602

TOTAL	196	37	89	0	198	2482	335	6	95	48	150	0	68	1069	87	1	4861

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 01/09/18

Peak start 16:45				16:45				16:45				16:45			
Volume	Percent	Pk total	Highest	Volume	Percent	Pk total	Highest	Volume	Percent	Pk total	Highest	Volume	Percent	Pk total	Highest
106	64%	165	17:15	101	6%	1656	17:15	48	31%	154	16:45	44	7%	646	17:30
20	12%	5	17:15	1373	83%	409	17:15	32	21%	7	16:45	550	85%	144	17:30
39	24%	12	17:15	177	11%	44	17:15	74	48%	14	16:45	51	8%	19	17:30
0	0%	0	17:15	5	0%	0	17:15	0	0%	20	16:45	1	0%	0	17:30
165		1656		154		154		646		646		176		176	
17:15		17:15		16:45		16:45		17:30		17:30					
35		25	17:15	409		44	17:15	7		14	16:45	13		144	17:30
5		4	17:15	44		0	17:15	6		15	16:45	8		19	17:30
12		52		52		478		41		41		176		176	
0		52		478		478		41		41		176		176	
PHF		.79		.87		.87		.94		.94		.92		.92	

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 77777777

DATE: 01/09/18

US 441 @ CR 235A

Start Date: 01/09/18

WEATHER: CLEAR & DRY

ALACHUA COUNTY, FLORIDA

File I.D. : 18149134

BEGIN TIME (MILITARY):16:00 Hrs

Page : 1

COMMERCIAL VEHICLES

CR 235A				US 441				CR 235A				US 441					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total	
Date 01/09/18 -----																	
16:00	2	0	0	0	3	13	2	0	0	3	7	0	3	6	0	0	39
16:15	1	0	0	0	5	11	4	1	0	2	9	0	1	10	1	0	45
16:30	0	0	0	0	5	9	1	0	2	1	8	0	0	6	0	0	32
16:45	0	0	0	0	5	4	3	0	1	0	11	0	2	7	0	0	33
Hr Total	3	0	0	0	18	37	10	1	3	6	35	0	6	29	1	0	149
17:00	0	0	0	0	9	7	0	0	0	1	6	0	2	3	0	0	28
17:15	0	0	0	0	4	7	1	0	1	0	3	0	0	10	1	0	27
17:30	0	0	0	0	11	9	0	0	1	0	4	0	0	2	0	0	27
17:45	0	1	0	0	3	10	0	0	2	0	1	0	0	4	1	0	22
Hr Total	0	1	0	0	27	33	1	0	4	1	14	0	2	19	2	0	104

TOTAL	3	1	0	0	45	70	11	1	7	7	49	0	8	48	3	0	253

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 01/09/18

Peak start 16:45	16:45				16:45				16:45				16:45			
Volume	0	0	0	0	29	27	4	0	3	1	24	0	4	22	1	0
Percent	0%	0%	0%	0%	48%	45%	7%	0%	11%	4%	86%	0%	15%	81%	4%	0%
Pk total	0				60				28				27			
Highest	16:00				17:30				16:45				17:15			
Volume	2	0	0	0	11	9	0	0	1	0	11	0	0	10	1	0
Hi total	0				20				12				11			
PHF	.0				.75				.58				.61			

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 77777777

DATE: 01/09/18

US 441 @ CR 235A

Start Date: 01/09/18

WEATHER: CLEAR & DRY

ALACHUA COUNTY, FLORIDA

File I.D. : 18149134

BEGIN TIME (MILITARY):16:00 Hrs

Page : 1

PEDESTRIAN & BICYCLES

Date 01/09/18	CR 235A From North				US 441 From East				CR 235A From South				US 441 From West				Total
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 01/09/18

Peak start 16:45	16:45				16:45				16:45				16:45			
Volume	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Percent	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pk total	1				0				0				0			
Highest	17:00				16:00				16:00				16:00			
Volume	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Hi total	1				0				0				0			
PHF	.25				.0				.0				.0			

APPENDIX C

FDOT TRAFFIC DATA

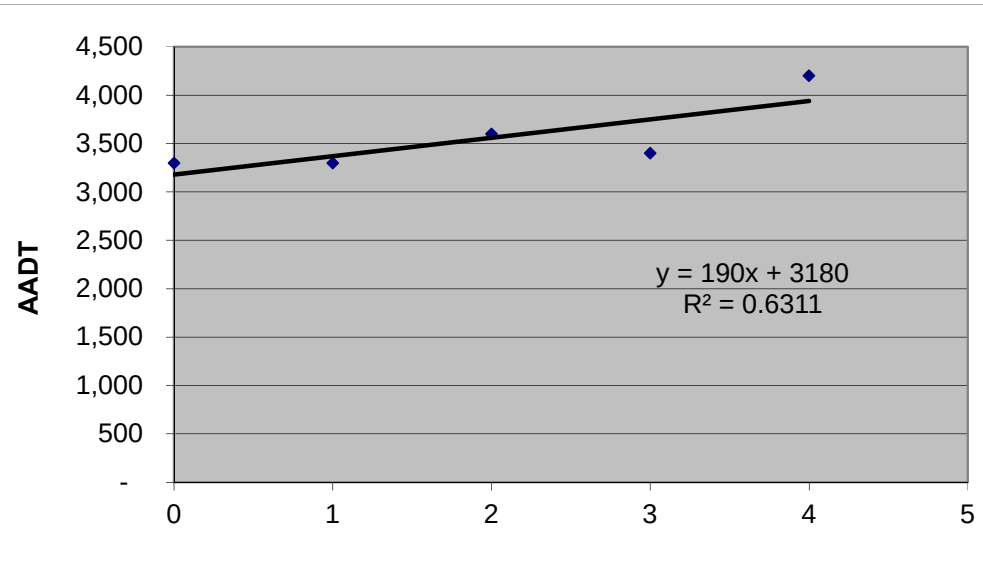


TABLE C-1
LINEAR REGRESSION ANALYSIS

SR 253A, South of US 441

<u>Year</u>	<u>X</u>	Actual <u>AADT (Y)</u>	Predicted <u>AADT</u>
2012	0	3,300	3,180
2013	1	3,300	3,370
2014	2	3,600	3,560
2015	3	3,400	3,750
2016	4	4,200	3,940
2017	5		4,130
2018	6		4,320
2019	7		4,510
2020	8		4,700

i = 5.0%



BUCKHOLZ TRAFFIC

Florida Department of Transportation
Transportation Statistics Office
2016 Historical AADT Report

County: 26 - ALACHUA

Site: 0435 - CR 235A .2 MI. S. OF SR 25/US 441

Year	AADT	Direction 1		Direction 2		*K Factor	D Factor	T Factor
----	-----	-----		-----		-----	-----	-----
2016	4200 C	N	2100	S	2100	9.50	53.60	23.70
2015	3400 C	N	1700	S	1700	9.50	57.00	27.00
2014	3600 C	N	1800	S	1800	9.50	57.40	26.50
2013	3300 C	N	1700	S	1600	9.50	57.80	24.50
2012	3300 C	N	1700	S	1600	9.50	58.40	24.40
2011	3500 C	N	1800	S	1700	9.50	58.80	26.10
2010	3800 C	N	1900	S	1900	10.13	59.87	23.80
2009	4000 C	N	2000	S	2000	10.04	57.81	23.70
2008	4000 C	N	2000	S	2000	10.17	57.73	23.00
2007	3600 C	N	1800	S	1800	10.22	58.44	21.40
2006	3200 C	N	1600	S	1600	9.98	59.05	17.00
2005	2500 C	N	1300	S	1200	10.10	58.20	11.80

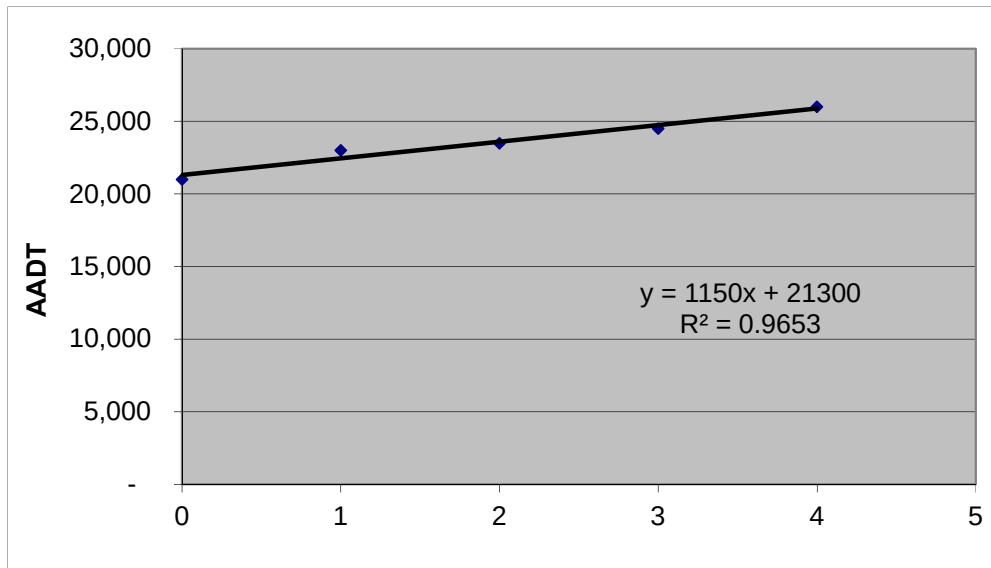
AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; R = Fourth Year Estimate
V = Fifth Year Estimate; 6 = Sixth Year Estimate; X = Unknown
*K Factor: Starting with Year 2011 is StandardK, Prior years are K30 values

TABLE C-2
LINEAR REGRESSION ANALYSIS

US 441, West of I-75

<u>Year</u>	<u>X</u>	Actual <u>AADT (Y)</u>	Predicted <u>AADT</u>
2012	0	21,000	21,300
2013	1	23,000	22,450
2014	2	23,500	23,600
2015	3	24,500	24,750
2016	4	26,000	25,900
2017	5		27,050
2018	6		28,200
2019	7		29,350
2020	8		30,500

i = 4.6%



BUCKHOLZ TRAFFIC

Florida Department of Transportation
 Transportation Statistics Office
 2016 Historical AADT Report

County: 26 - ALACHUA

Site: 0461 - SR 20 .2 MI. NW OF SR 93

Year	AADT	Direction 1	Direction 2	*K Factor	D Factor	T Factor
----	-----	-----	-----	-----	-----	-----
2016	26000 C	N 13000	S 13000	9.50	53.60	4.90
2015	24500 C	N 12500	S 12000	9.50	57.00	5.20
2014	23500 C	N 11500	S 12000	9.50	57.40	5.40
2013	23000 C	N 11500	S 11500	9.50	57.80	5.00
2012	21000 C	N 10500	S 10500	9.50	58.40	4.90
2011	21500 C	N 10500	S 11000	9.50	58.80	5.50
2010	21000 C	N 10500	S 10500	10.13	59.87	5.10
2009	24000 C	N 12000	S 12000	10.04	57.81	6.20
2008	22500 C	N 11000	S 11500	10.17	57.73	7.30
2007	26000 C	N 13000	S 13000	10.22	58.44	5.70
2006	24500 C	N 12000	S 12500	9.98	59.05	6.70
2005	21000 C	N 10500	S 10500	10.10	58.20	19.60
2004	22500 C	N 11500	S 11000	10.20	62.30	9.10
2003	21000 C	N 10500	S 10500	10.20	59.50	12.10
2002	21000 C	N 10500	S 10500	10.00	56.10	11.80
2001	19300 C	N 9700	S 9600	10.50	61.30	8.70

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
 S = Second Year Estimate; T = Third Year Estimate; R = Fourth Year Estimate
 V = Fifth Year Estimate; 6 = Sixth Year Estimate; X = Unknown
 *K Factor: Starting with Year 2011 is StandardK, Prior years are K30 values

2016 Peak Season Factor Category Report - Report Type: ALL
Category: 2600 ALACHUA COUNTYWIDE

			MOCF: 0.96	
Week	Dates	SF	PSCF	
=====				
1	01/01/2016 - 01/02/2016	1.05	1.09	
2	01/03/2016 - 01/09/2016	1.06	1.10	
3	01/10/2016 - 01/16/2016	1.07	1.11	
4	01/17/2016 - 01/23/2016	1.06	1.10	
5	01/24/2016 - 01/30/2016	1.04	1.08	
6	01/31/2016 - 02/06/2016	1.03	1.07	
7	02/07/2016 - 02/13/2016	1.01	1.05	
8	02/14/2016 - 02/20/2016	1.00	1.04	
* 9	02/21/2016 - 02/27/2016	0.99	1.03	
*10	02/28/2016 - 03/05/2016	0.97	1.01	
*11	03/06/2016 - 03/12/2016	0.96	1.00	
*12	03/13/2016 - 03/19/2016	0.95	0.99	
*13	03/20/2016 - 03/26/2016	0.95	0.99	
*14	03/27/2016 - 04/02/2016	0.95	0.99	
*15	04/03/2016 - 04/09/2016	0.94	0.98	
*16	04/10/2016 - 04/16/2016	0.94	0.98	
*17	04/17/2016 - 04/23/2016	0.95	0.99	
*18	04/24/2016 - 04/30/2016	0.96	1.00	
*19	05/01/2016 - 05/07/2016	0.98	1.02	
*20	05/08/2016 - 05/14/2016	0.99	1.03	
*21	05/15/2016 - 05/21/2016	1.00	1.04	
22	05/22/2016 - 05/28/2016	1.00	1.04	
23	05/29/2016 - 06/04/2016	1.01	1.05	
24	06/05/2016 - 06/11/2016	1.01	1.05	
25	06/12/2016 - 06/18/2016	1.02	1.06	
26	06/19/2016 - 06/25/2016	1.02	1.06	
27	06/26/2016 - 07/02/2016	1.03	1.07	
28	07/03/2016 - 07/09/2016	1.03	1.07	
29	07/10/2016 - 07/16/2016	1.04	1.08	
30	07/17/2016 - 07/23/2016	1.03	1.07	
31	07/24/2016 - 07/30/2016	1.03	1.07	
32	07/31/2016 - 08/06/2016	1.02	1.06	
33	08/07/2016 - 08/13/2016	1.02	1.06	
34	08/14/2016 - 08/20/2016	1.01	1.05	
35	08/21/2016 - 08/27/2016	1.01	1.05	
36	08/28/2016 - 09/03/2016	1.02	1.06	
37	09/04/2016 - 09/10/2016	1.02	1.06	
38	09/11/2016 - 09/17/2016	1.02	1.06	
39	09/18/2016 - 09/24/2016	1.01	1.05	
40	09/25/2016 - 10/01/2016	1.00	1.04	
41	10/02/2016 - 10/08/2016	0.99	1.03	
42	10/09/2016 - 10/15/2016	0.98	1.02	
43	10/16/2016 - 10/22/2016	0.98	1.02	
44	10/23/2016 - 10/29/2016	0.99	1.03	
45	10/30/2016 - 11/05/2016	0.99	1.03	
46	11/06/2016 - 11/12/2016	0.99	1.03	
47	11/13/2016 - 11/19/2016	1.00	1.04	
48	11/20/2016 - 11/26/2016	1.01	1.05	
49	11/27/2016 - 12/03/2016	1.02	1.06	
50	12/04/2016 - 12/10/2016	1.03	1.07	
51	12/11/2016 - 12/17/2016	1.05	1.09	
52	12/18/2016 - 12/24/2016	1.06	1.10	
53	12/25/2016 - 12/31/2016	1.07	1.11	

* Peak Season

COUNTY: 26
STATION: 0435
DESCRIPTION: CR 235A .2 MI. S. OF SR 25/US 441
START DATE: 03/08/2016
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	6	7	7	3	23	3	5	2	7	17	40	
0100	5	10	6	7	28	5	4	1	7	17	45	
0200	11	10	11	5	37	3	4	4	5	16	53	
0300	15	13	5	9	42	1	8	4	14	27	69	
0400	5	18	23	22	68	12	4	16	27	59	127	
0500	30	20	22	24	96	47	72	40	33	192	288	
0600	15	23	20	17	75	15	27	36	27	105	180	
0700	40	32	37	31	140	27	28	32	27	114	254	
0800	29	28	41	59	157	23	33	23	27	106	263	
0900	24	9	20	27	80	18	18	17	23	76	156	
1000	24	27	19	26	96	18	32	20	22	92	188	
1100	26	29	22	33	110	21	19	18	27	85	195	
1200	30	29	20	23	102	21	24	22	35	102	204	
1300	26	28	27	22	103	18	29	25	33	105	208	
1400	14	20	32	46	112	24	27	17	33	101	213	
1500	46	48	102	48	244	37	68	72	62	239	483	
1600	55	41	51	55	202	30	56	50	43	179	381	
1700	44	34	55	34	167	49	39	61	53	202	369	
1800	31	27	26	19	103	34	39	48	26	147	250	
1900	30	33	16	16	95	27	28	31	18	104	199	
2000	18	15	17	16	66	12	26	12	12	62	128	
2100	17	12	12	11	52	20	24	14	17	75	127	
2200	14	11	6	7	38	9	12	12	10	43	81	
2300	5	4	8	9	26	7	7	8	9	31	57	
24-HOUR TOTALS:					2262						2296	4558

PEAK VOLUME INFORMATION						
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	800	157	730	115	800	263
P.M.	1515	253	1500	239	1515	485
DAILY	1515	253	1500	239	1515	485
TRUCK PERCENTAGE		24.18				24.18

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
N	9	1253	453	1	30	42	9	21	439	0	5	0	0	0	0	547 2262
S	6	1276	459	2	33	60	0	27	421	1	5	1	5	0	0	555 2296

COUNTY: 26
 STATION: 0435
 DESCRIPTION: CR 235A .2 MI. S. OF SR 25/US 441
 START DATE: 03/09/2016
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	5	9	6	6	26	0	6	4	4	14	40	
0100	4	7	18	25	54	6	4	6	3	19	73	
0200	29	25	13	17	84	5	7	3	7	22	106	
0300	17	22	14	21	74	5	5	5	11	26	100	
0400	15	21	14	17	67	12	11	12	31	66	133	
0500	9	10	11	11	41	44	67	37	34	182	223	
0600	20	20	26	18	84	18	29	32	30	109	193	
0700	37	41	48	27	153	24	21	36	35	116	269	
0800	22	30	42	54	148	32	20	20	25	97	245	
0900	22	18	21	30	91	28	20	17	21	86	177	
1000	22	34	29	18	103	19	25	25	13	82	185	
1100	25	19	30	28	102	13	22	21	33	89	191	
1200	36	27	20	23	106	18	36	24	16	94	200	
1300	20	21	27	31	99	24	31	34	34	123	222	
1400	27	27	34	32	120	19	24	29	38	110	230	
1500	42	46	90	73	251	33	76	70	62	241	492	
1600	47	51	52	56	206	32	37	61	55	185	391	
1700	37	38	37	45	157	40	42	59	55	196	353	
1800	28	29	30	29	116	36	41	39	33	149	265	
1900	18	20	23	27	88	24	23	20	23	90	178	
2000	24	16	19	13	72	19	17	17	18	71	143	
2100	12	8	21	17	58	19	22	12	27	80	138	
2200	8	11	12	6	37	13	9	10	9	41	78	
2300	5	4	8	3	20	11	4	2	5	22	42	
24-HOUR TOTALS:					2357						2310	4667

PEAK VOLUME INFORMATION				COMBINED DIRECTIONS			
DIRECTION: N		DIRECTION: S		DIRECTION: N		DIRECTION: S	
A.M.	HOUR	VOLUME		P.M.	HOUR	VOLUME	
	700	153			715	124	
P.M.	1530	261			1500	241	
DAILY	1530	261			1500	241	

TRUCK PERCENTAGE 24.48 24.68 24.58

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
N	9	1285	486	1	38	41	14	13	465	0	5	0	0	0	0	577 2357
S	5	1252	483	1	32	51	3	26	453	0	4	0	0	0	0	570 2310

COUNTY: 26
STATION: 0435
DESCRIPTION: CR 235A .2 MI. S. OF SR 25/US 441
START DATE: 07/12/2016
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	4	8	8	3	23	4	8	1	0	13	36
0100	5	5	6	4	20	3	2	5	5	15	35
0200	12	10	16	16	54	4	2	5	1	12	66
0300	15	14	8	7	44	4	4	4	7	19	63
0400	16	24	8	11	59	9	9	11	25	54	113
0500	9	11	10	14	44	49	69	34	32	184	228
0600	11	13	22	19	65	11	23	23	26	83	148
0700	28	31	28	23	110	27	32	21	33	113	223
0800	31	24	30	17	102	9	28	24	21	82	184
0900	19	22	28	18	87	10	19	23	21	73	160
1000	18	20	20	31	89	10	19	10	31	70	159
1100	31	24	35	31	121	18	22	30	30	100	221
1200	23	21	24	16	84	22	21	29	25	97	181
1300	20	25	16	33	94	23	15	17	26	81	175
1400	29	34	27	24	114	23	19	30	25	97	211
1500	53	51	93	34	231	32	56	49	56	193	424
1600	48	51	45	46	190	40	43	51	38	172	362
1700	34	38	34	27	133	37	33	46	52	168	301
1800	32	19	17	20	88	30	31	34	24	119	207
1900	15	18	23	23	79	19	14	17	21	71	150
2000	13	26	10	18	67	22	17	9	15	63	130
2100	18	10	7	8	43	15	18	10	15	58	101
2200	13	10	8	4	35	13	18	11	9	51	86
2300	3	6	8	5	22	4	2	7	5	18	40
24-HOUR TOTALS:					1998	2006					4004

PEAK VOLUME INFORMATION					
DIRECTION: N			DIRECTION: S		
A.M.	HOUR	VOLUME	HOUR	VOLUME	COMBINED DIRECTIONS
P.M.	715	113	700	113	700 223
DAILY	1500	231	1515	201	1515 427
	1500	231	1515	201	1515 427

TRUCK PERCENTAGE 24.02 23.63 23.83

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
N	9	1054	455	3	29	40	3	13	364	7	7	2	12	0	0	480 1998
S	10	1081	441	1	24	41	1	16	364	8	6	2	11	0	0	474 2006

COUNTY: 26
STATION: 0435
DESCRIPTION: CR 235A .2 MI. S. OF SR 25/US 441
START DATE: 07/13/2016
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	6	7	3	5	21	7	3	2	5	17	38
0100	6	3	7	32	48	2	3	5	9	19	67
0200	34	36	29	20	119	1	2	3	6	12	131
0300	16	10	12	12	50	5	5	8	9	27	77
0400	19	16	10	7	52	9	10	19	24	62	114
0500	6	10	8	15	39	54	65	35	33	187	226
0600	8	24	25	20	77	7	21	16	36	80	157
0700	24	29	21	21	95	23	18	26	27	94	189
0800	28	26	30	22	106	12	17	14	18	61	167
0900	17	23	16	19	75	21	13	23	23	80	155
1000	19	22	28	22	91	20	15	18	28	81	172
1100	18	24	26	21	89	8	17	18	22	65	154
1200	29	25	30	27	111	18	28	16	19	81	192
1300	30	24	15	26	95	28	22	20	30	100	195
1400	32	21	34	30	117	23	32	17	34	106	223
1500	28	60	49	66	203	28	41	59	61	189	392
1600	50	34	44	41	169	33	40	39	42	154	323
1700	42	34	34	35	145	35	42	49	41	167	312
1800	40	21	25	35	121	41	29	26	34	130	251
1900	25	25	15	11	76	11	19	27	22	79	155
2000	17	17	16	18	68	19	23	23	31	96	164
2100	22	8	17	6	53	14	27	19	19	79	132
2200	14	10	10	7	41	12	16	14	14	56	97
2300	5	5	10	9	29	6	6	2	2	16	45
24-HOUR TOTALS:					2090	2038					4128

PEAK VOLUME INFORMATION						
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	800	106	645	103	645	197
P.M.	1515	225	1515	194	1515	419
DAILY	1515	225	1515	194	1515	419
TRUCK PERCENTAGE		23.88				23.13

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
N	8	1126	457	2	30	35	4	17	385	5	3	6	12	0	0	499 2090
S	5	1092	485	2	24	30	5	24	342	9	6	4	10	0	0	456 2038

COUNTY: 26
STATION: 0461
DESCRIPTION: SR 20 .2 MI. NW OF SR 93
START DATE: 02/17/2016
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	23	27	24	22	96	17	13	20	15	65	161	
0100	9	15	12	15	51	13	7	20	17	57	108	
0200	21	21	14	14	70	32	31	41	27	131	201	
0300	5	19	4	14	42	29	25	23	30	107	149	
0400	18	17	20	29	84	36	41	51	57	185	269	
0500	63	70	59	45	237	62	71	96	137	366	603	
0600	44	60	88	87	279	183	285	276	277	1021	1300	
0700	100	108	133	166	507	324	419	425	325	1493	2000	
0800	139	146	162	180	627	302	253	282	264	1101	1728	
0900	105	112	147	135	499	228	210	237	189	864	1363	
1000	138	128	157	180	603	213	189	173	196	771	1374	
1100	143	167	184	189	683	170	182	173	193	718	1401	
1200	206	208	208	181	803	205	220	214	209	848	1651	
1300	224	216	220	200	860	221	210	177	194	802	1662	
1400	196	233	217	234	880	185	162	177	192	716	1596	
1500	282	261	287	321	1151	197	264	218	182	861	2012	
1600	293	333	331	320	1277	177	200	182	175	734	2011	
1700	351	411	388	356	1506	183	204	183	164	734	2240	
1800	286	267	260	260	1073	187	163	140	141	631	1704	
1900	211	197	176	159	743	142	123	117	83	465	1208	
2000	154	112	126	123	515	80	84	79	74	317	832	
2100	113	84	113	86	396	79	61	61	57	258	654	
2200	79	68	74	71	292	36	41	48	23	148	440	
2300	40	36	30	35	141	37	19	27	14	97	238	
24-HOUR TOTALS:					13415						13490	26905

PEAK VOLUME INFORMATION						
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	800	627	700	1493	715	2017
P.M.	1700	1506	1445	871	1700	2240
DAILY	1700	1506	700	1493	1700	2240

COUNTY: 26
STATION: 0461
DESCRIPTION: SR 20 .2 MI. NW OF SR 93
START DATE: 02/18/2016
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	22	24	28	17	91	18	14	10	20	62	153	
0100	25	23	14	16	78	10	9	27	34	80	158	
0200	20	15	16	16	67	30	27	27	25	109	176	
0300	11	14	11	17	53	16	21	34	27	98	151	
0400	18	25	22	38	103	42	39	46	62	189	292	
0500	54	51	54	53	212	76	98	118	130	422	634	
0600	52	62	73	97	284	170	267	304	264	1005	1289	
0700	113	120	127	147	507	339	372	438	358	1507	2014	
0800	131	152	149	183	615	288	264	295	287	1134	1749	
0900	143	131	149	163	586	231	230	217	220	898	1484	
1000	143	161	158	152	614	172	218	193	188	771	1385	
1100	147	179	174	193	693	158	171	201	173	703	1396	
1200	213	220	226	211	870	186	245	216	198	845	1715	
1300	197	192	239	210	838	200	247	185	212	844	1682	
1400	216	232	252	224	924	187	219	173	189	768	1692	
1500	260	287	293	333	1173	199	279	241	201	920	2093	
1600	339	321	296	377	1333	159	177	227	204	767	2100	
1700	370	394	401	353	1518	175	199	184	185	743	2261	
1800	289	300	260	230	1079	197	219	152	159	727	1806	
1900	206	195	202	153	756	145	130	137	140	552	1308	
2000	162	139	147	151	599	131	103	103	104	441	1040	
2100	128	133	105	88	454	84	54	57	59	254	708	
2200	71	82	53	53	259	44	45	48	35	172	431	
2300	42	43	33	37	155	24	26	24	19	93	248	
24-HOUR TOTALS:					13861						14104	27965

PEAK VOLUME INFORMATION						
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	815	627	700	1507	700	2014
P.M.	1645	1542	1500	920	1645	2304
DAILY	1645	1542	700	1507	1645	2304

APPENDIX D

SIGNAL TIMINGS



City of Gainesville

Timing Sheet

1/11/2018 8:31:50 AM

Station : 130 - US 441 @ CR 235A - FYA (Alachua) (Standard File)

Phase	1 (NL)	2 (ST)	3 (EL)	4 (WT)	5 (SL)	6 (NT)	7 (WL)	8 (ET)	9	10	11	12	13	14	15	16
Walk				5		5		5								
Ped Clearance				32		22		32								
Min Green	10	18	4	4	4	18	4	4								
Passage	4	5	4	5	4	5	4	5								
Max1	25	45	25	30	25	45	25	30								
Max2																
Yellow	4.5	4.7	4.9	4.9	4.7	4.7	4.6	4.9								
Red	2	2	2	2	2	2	2	2								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Entry				ON				ON								
Auto Exit		ON				ON										
Non Act1																
Non Act2																
Lock Call	ON	ON			ON	ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable		ON				ON										
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																
Bike Clear																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash						
Override Higher	ON	ON	ON	ON	ON	ON
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	32	32	32	32	32	32
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track R1						
Track R2						
Track R3						
Track R4						
Dwell Ped1						
Exit R1	4	2	4	4	2	2
Exit R2	8	6	8	8	6	6
Exit R3						
Exit R4						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Type	OFF	OFF	OFF	OFF
Platoon Rx				
Cond Lockout				
Coord in Preempt				
Platoon Tx				
Lock				
Begin Mode	SKIP	SKIP	SKIP	SKIP
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Max Lockout				
Ext Dwell				
Ant Arrival				
Max Grn 1				
Max Grn 2				
Max Grn 3				
Max Grn 4				
Max Grn 5				
Max Grn 6				
Max Grn 7				
Max Grn 8				
Max Grn 9				
Max Grn 10				
Max Grn 11				
Max Grn 12				
Max Grn 13				
Max Grn 14				
Max Grn 15				
Max Grn 16				
Headway Group				
Queue Jump				
Headway Time				
TX Time				
PP Hold Time				
PP Tx Phase 1				
PP Tx Phase 2				
PP Tx Phase 3				
PP Tx Phase 4				

City of Gainesville

Timing Sheet

1/11/2018 8:31:50 AM

Station : 130 - US 441 @ CR 235A - FYA (Alachua) (Standard File)

Coordination

[illegible]

City of Gainesville

Timing Sheet

1/11/2018 8:31:50 AM

Station : 130 - US 441 @ CR 235A - FYA (Alachua) (Standard File)

[illegible]

Scheduler

[illegible]

User Comments:

APPENDIX E

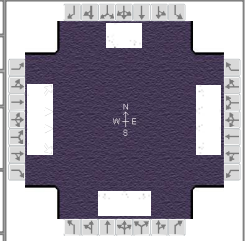
2018 AND 2019 SIGNALIZED INTERSECTION CAPACITY ANALYSIS



HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.92
Urban Street	US 441	Analysis Year	2018 Existing Traffic	Analysis Period	1> 7:30
Intersection	US 441/CR 235A	File Name	Ex_2018_AM_US441_CR235A.xus		
Project Description	2018 AM Peak Hour Traffic				





Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	89	1417	47	69	381	209	37	44	85	134	20	24

Signal Information													
Cycle, s	120.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	7.9	0.6	61.7	4.4	6.1	12.3			
Force Mode	Fixed	Simult. Gap N/S	Off	Yellow	4.5	0.0	4.7	4.9	0.0	4.9			
				Red	2.0	0.0	2.0	2.0	0.0	2.0			

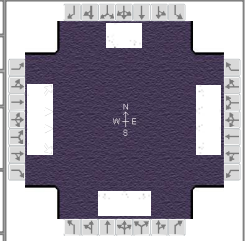
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	4.0
Phase Duration, s	15.0	69.0	14.4	68.4	11.3	19.2	17.4	25.2
Change Period, (Y+R _c), s	6.7	6.7	6.5	6.7	6.9	6.9	6.6	6.9
Max Allow Headway (MAH), s	4.9	0.0	4.9	0.0	4.9	6.0	4.9	5.9
Queue Clearance Time (g _s), s	8.3		8.3		4.6	11.6	10.6	4.9
Green Extension Time (g _e), s	0.3	0.0	0.2	0.0	0.1	0.7	0.3	0.2
Phase Call Probability	0.96		0.92		0.74	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.00	0.02	0.14	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	97	1540	51	75	414	227	40	48	92	146	48	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1724	1547	1400	1682	1547	1654	1870	1133	1767	1730	
Queue Service Time (g_s), s	6.3	46.5	2.0	6.3	8.2	10.0	2.6	2.8	9.6	8.6	2.9	
Cycle Queue Clearance Time (g_c), s	6.3	46.5	2.0	6.3	8.2	10.0	2.6	2.8	9.6	8.6	2.9	
Green Ratio (g/C)	0.07	0.52	0.52	0.07	0.51	0.51	0.14	0.10	0.10	0.20	0.15	
Capacity (c), veh/h	125	1792	804	92	1730	796	250	191	116	325	265	
Volume-to-Capacity Ratio (X)	0.773	0.860	0.064	0.816	0.239	0.285	0.161	0.250	0.799	0.448	0.181	
Back of Queue (Q), ft/ln (95 th percentile)	147.1	677.5	32.3	151.4	147.2	166.7	52.1	62.7	198.6	173.3	56.9	
Back of Queue (Q), veh/ln (95 th percentile)	5.9	25.9	1.2	4.9	5.5	6.4	1.9	2.5	6.1	6.8	2.3	
Queue Storage Ratio (RQ) (95 th percentile)	0.42	0.00	0.13	0.43	0.00	0.00	0.26	0.00	0.99	0.43	0.00	
Uniform Delay (d_1), s/veh	54.9	25.0	14.3	55.3	16.1	16.6	45.6	49.6	52.7	41.4	44.3	
Incremental Delay (d_2), s/veh	13.3	5.7	0.2	21.3	0.3	0.9	0.4	1.4	22.8	1.4	0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	68.3	30.7	14.5	76.6	16.5	17.5	46.0	51.1	75.5	42.8	45.0	
Level of Service (LOS)	E	C	B	E	B	B	D	D	E	D	D	
Approach Delay, s/veh / LOS	32.3	C		23.1	C		62.4	E		43.3	D	
Intersection Delay, s/veh / LOS	32.7						C					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS												
Bicycle LOS Score / LOS												

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.91
Urban Street	US 441	Analysis Year	2018 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/CR 235A	File Name	Ex_2018_PM_US441_CR235A.xus		
Project Description	2018 PM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	52	606	55	143	1484	192	54	35	104	112	21	41

Signal Information												
Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	5.2	2.7	57.3	5.2	2.9	12.9		
				Yellow	4.7	4.5	4.7	4.9	0.0	4.9		
Force Mode	Fixed	Simult. Gap N/S	Off	Red	2.0	2.0	2.0	2.0	0.0	2.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	4.0
Phase Duration, s	11.9	64.0	21.2	73.3	12.1	19.8	15.0	22.7
Change Period, (Y+R c), s	6.7	6.7	6.5	6.7	6.9	6.9	6.6	6.9
Max Allow Headway (MAH), s	4.9	0.0	4.9	0.0	4.9	6.0	4.9	6.0
Queue Clearance Time (g s), s	6.0		14.3		5.6	12.2	9.2	6.4
Green Extension Time (g e), s	0.2	0.0	0.4	0.0	0.0	0.7	0.0	0.3
Phase Call Probability	0.85		0.99		0.86	1.00	0.98	1.00
Max Out Probability	0.00		0.06		1.00	0.10	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	57	666	60	157	1631	211	59	38	114	123	68	
Adjusted Saturation Flow Rate (s), veh/h/ln	1697	1752	1585	1499	1781	1585	1725	1856	1309	1810	1698	
Queue Service Time (g_s), s	4.0	14.7	2.5	12.3	45.2	8.2	3.6	2.3	10.2	7.2	4.4	
Cycle Queue Clearance Time (g_c), s	4.0	14.7	2.5	12.3	45.2	8.2	3.6	2.3	10.2	7.2	4.4	
Green Ratio (g/C)	0.04	0.48	0.48	0.12	0.55	0.55	0.15	0.11	0.11	0.18	0.13	
Capacity (c), veh/h	74	1674	757	183	1975	879	236	200	141	310	224	
Volume-to-Capacity Ratio (X)	0.771	0.398	0.080	0.857	0.826	0.240	0.251	0.193	0.812	0.397	0.304	
Back of Queue (Q), ft/ln (95 th percentile)	100.8	253.7	41.7	268.8	637.3	132.6	74	49.8	219	146.1	85.6	
Back of Queue (Q), veh/ln (95 th percentile)	3.8	9.8	1.6	9.1	25.1	5.2	2.8	1.9	7.3	5.8	3.4	
Queue Storage Ratio (RQ) (95 th percentile)	0.29	0.00	0.17	0.77	0.00	0.00	0.37	0.00	1.09	0.37	0.00	
Uniform Delay (d_1), s/veh	56.8	20.2	17.0	51.6	22.0	13.7	44.9	48.8	52.4	43.6	47.1	
Incremental Delay (d_2), s/veh	21.0	0.7	0.2	16.4	4.1	0.6	0.8	1.0	20.5	1.2	1.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	77.8	20.9	17.2	68.1	26.1	14.4	45.7	49.8	72.9	44.7	48.7	
Level of Service (LOS)	E	C	B	E	C	B	D	D	E	D	D	
Approach Delay, s/veh / LOS	24.8	C		28.1	C		61.1	E		46.2	D	
Intersection Delay, s/veh / LOS	30.6						C					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS												
Bicycle LOS Score / LOS												

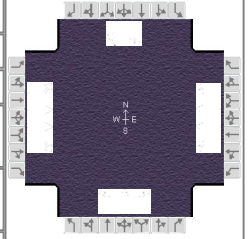
HCS7 Signalized Intersection Results Summary

General Information

Agency	BUCKHOLZ TRAFFIC
Analyst	J. Buckholz
Jurisdiction	Alachua County
Urban Street	US 441
Intersection	US 441/CR 235A
Project Description	2019 AM Peak Hour Traffic

Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.92
Analysis Period	1> 7:30
File Name	B_2019_AM_US441_CR235A.xus



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	93	1493	51	92	399	219	48	47	89	141	21	25

Signal Information

Cycle, s	120.0	Reference Phase	2				
Offset, s	0	Reference Point	End				
Uncoordinated	No	Simult. Gap E/W	On				
Force Mode	Fixed	Simult. Gap N/S	Off				
Green	8.6	1.5	58.9	4.9	6.0	12.7	
Yellow	4.7	0.0	4.7	4.9	0.0	4.9	
Red	2.0	0.0	2.0	2.0	0.0	2.0	

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	4.0
Phase Duration, s	15.3	65.6	16.9	67.2	11.8	19.6	17.9	25.6
Change Period, (Y+R c), s	6.7	6.7	6.5	6.7	6.9	6.9	6.6	6.9
Max Allow Headway (MAH), s	4.9	0.0	4.9	0.0	4.9	6.0	4.9	5.9
Queue Clearance Time (g s), s	8.6		10.4		5.3	12.0	11.0	5.0
Green Extension Time (g e), s	0.3	0.0	0.3	0.0	0.1	0.7	0.3	0.2
Phase Call Probability	0.97		0.96		0.82	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.00	0.03	0.19	0.00

Movement Group Results

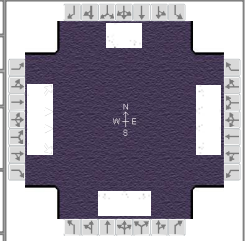
	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	101	1623	55	100	434	238	52	51	97	153	50	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1724	1547	1400	1682	1547	1654	1870	1133	1767	1731	
Queue Service Time (g s), s	6.6	54.3	2.3	8.4	8.8	10.8	3.3	3.0	10.0	9.0	3.0	
Cycle Queue Clearance Time (g c), s	6.6	54.3	2.3	8.4	8.8	10.8	3.3	3.0	10.0	9.0	3.0	
Green Ratio (g/C)	0.07	0.49	0.49	0.09	0.50	0.50	0.15	0.11	0.11	0.21	0.16	
Capacity (c), veh/h	130	1694	760	121	1696	780	262	198	120	335	270	
Volume-to-Capacity Ratio (X)	0.777	0.958	0.073	0.827	0.256	0.305	0.199	0.258	0.805	0.458	0.185	
Back of Queue (Q), ft/ln (95 th percentile)	153.2	833.7	37.8	193.6	159.9	180.8	67.4	66.7	207.4	181.3	59.3	
Back of Queue (Q), veh/ln (95 th percentile)	6.1	31.8	1.5	6.3	6.0	7.0	2.5	2.6	6.4	7.1	2.4	
Queue Storage Ratio (RQ) (95 th percentile)	0.44	0.00	0.15	0.55	0.00	0.00	0.34	0.00	1.04	0.45	0.00	
Uniform Delay (d 1), s/veh	54.7	29.3	16.1	53.9	16.9	17.4	45.1	49.3	52.4	40.9	44.0	
Incremental Delay (d 2), s/veh	13.2	14.0	0.2	17.8	0.4	1.0	0.5	1.4	22.7	1.4	0.7	
Initial Queue Delay (d 3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	67.9	43.3	16.3	71.7	17.3	18.4	45.6	50.7	75.2	42.3	44.7	
Level of Service (LOS)	E	D	B	E	B	B	D	D	E	D	D	
Approach Delay, s/veh / LOS	43.8		D	24.7		C	61.2		E	42.9		D
Intersection Delay, s/veh / LOS	40.0						D					

Multimodal Results

	EB	WB	NB	SB
Pedestrian LOS Score / LOS				
Bicycle LOS Score / LOS				

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.91
Urban Street	US 441	Analysis Year	2019 BUILD Traffic	Analysis Period	1> 16:45
Intersection	US 441/CR 235A	File Name	B_2019_PM_US441_CR235A.xus		
Project Description	2019 PM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	54	638	59	159	1555	201	61	38	109	118	22	43

Signal Information													
Cycle, s	120.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	5.4	3.9	55.4	5.5	2.6	13.4			
Force Mode	Fixed	Simult. Gap N/S	Off	Yellow	4.7	4.5	4.7	4.9	0.0	4.9			
				Red	2.0	2.0	2.0	2.0	0.0	2.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	4.0
Phase Duration, s	12.1	62.1	22.6	72.5	12.4	20.3	15.0	23.0
Change Period, (Y+R c), s	6.7	6.7	6.5	6.7	6.9	6.9	6.6	6.9
Max Allow Headway (MAH), s	4.9	0.0	4.9	0.0	4.9	6.0	4.9	6.0
Queue Clearance Time (g s), s	6.2		15.7		6.1	12.7	9.6	6.6
Green Extension Time (g e), s	0.2	0.0	0.4	0.0	0.0	0.7	0.0	0.3
Phase Call Probability	0.86		1.00		0.89	1.00	0.99	1.00
Max Out Probability	0.00		0.21		1.00	0.13	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	59	701	65	175	1709	221	67	42	120	130	71	
Adjusted Saturation Flow Rate (s), veh/h/ln	1697	1752	1585	1499	1781	1585	1725	1856	1309	1810	1698	
Queue Service Time (g_s), s	4.2	16.2	2.8	13.7	50.0	8.8	4.1	2.5	10.7	7.6	4.6	
Cycle Queue Clearance Time (g_c), s	4.2	16.2	2.8	13.7	50.0	8.8	4.1	2.5	10.7	7.6	4.6	
Green Ratio (g/C)	0.05	0.46	0.46	0.13	0.55	0.55	0.16	0.11	0.11	0.18	0.13	
Capacity (c), veh/h	77	1618	732	201	1954	870	240	208	146	313	227	
Volume-to-Capacity Ratio (X)	0.772	0.433	0.089	0.870	0.875	0.254	0.279	0.201	0.818	0.414	0.314	
Back of Queue (Q), ft/ln (95 th percentile)	103.9	275.6	46.7	299.6	707.1	142.3	83.3	53.9	228	153.7	89.7	
Back of Queue (Q), veh/ln (95 th percentile)	3.9	10.7	1.8	10.2	27.8	5.6	3.2	2.1	7.7	6.1	3.6	
Queue Storage Ratio (RQ) (95 th percentile)	0.30	0.00	0.19	0.86	0.00	0.00	0.42	0.00	1.14	0.38	0.00	
Uniform Delay (d_1), s/veh	56.7	21.7	18.1	50.9	23.5	14.2	44.4	48.4	52.1	43.3	47.0	
Incremental Delay (d_2), s/veh	20.3	0.8	0.2	20.1	5.8	0.7	0.9	1.0	20.4	1.2	1.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	77.0	22.6	18.4	71.0	29.3	14.9	45.3	49.4	72.5	44.5	48.7	
Level of Service (LOS)	E	C	B	E	C	B	D	D	E	D	D	
Approach Delay, s/veh / LOS	26.2	C		31.3	C		60.3	E		46.0	D	
Intersection Delay, s/veh / LOS	32.9						C					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS												
Bicycle LOS Score / LOS												

APPENDIX F

2019 UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

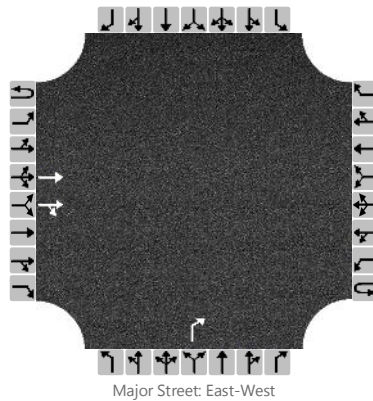


HCS7 Two-Way Stop-Control Report

General Information

Analyst	J. Buckholz	Intersection	US 441/North Site Drive
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Alachua County
Date Performed	4/30/2018	East/West Street	US 441
Analysis Year	2019	North/South Street	North Site Drive
Time Analyzed	Weekday AM Peak Hr -BUILD	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	#18-1491		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	0	0		0	0	1		0	0	0
Configuration			T	TR								R				
Volume, V (veh/h)			1716	19								19				
Percent Heavy Vehicles (%)												2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												6.94				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.32				

Delay, Queue Length, and Level of Service

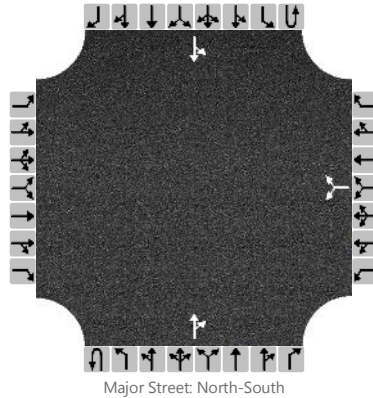
Flow Rate, v (veh/h)												21				
Capacity, c (veh/h)												264				
v/c Ratio												0.08				
95% Queue Length, Q ₉₅ (veh)												0.3				
Control Delay (s/veh)												19.8				
Level of Service, LOS												C				
Approach Delay (s/veh)									19.8							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

General Information

Analyst	J. Buckholz	Intersection	CR 235A/NW 162nd Lane
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Alachua County
Date Performed	4/30/2018	East/West Street	NW 162nd Lane
Analysis Year	2019	North/South Street	CR 235A
Time Analyzed	Weekday AM Peak Hr -BUILD	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	#18-1491		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						1		10			174	2		12	140	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

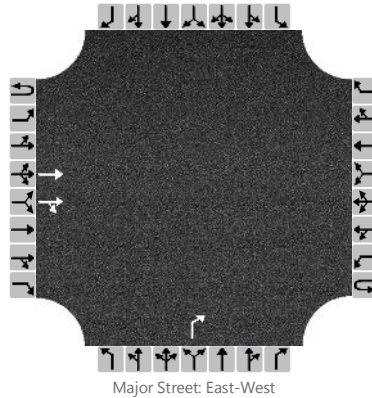
Flow Rate, v (veh/h)							12							13		
Capacity, c (veh/h)							824							1382		
v/c Ratio							0.01							0.01		
95% Queue Length, Q ₉₅ (veh)							0.0							0.0		
Control Delay (s/veh)							9.4							7.6		
Level of Service, LOS							A							A		
Approach Delay (s/veh)					9.4								0.7			
Approach LOS					A											

HCS7 Two-Way Stop-Control Report

General Information

Analyst	J. Buckholz	Intersection	US 441/North Site Drive
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Alachua County
Date Performed	4/30/2018	East/West Street	US 441
Analysis Year	2019	North/South Street	North Site Drive
Time Analyzed	Weekday PM Peak Hr -BUILD	Peak Hour Factor	0.91
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	#18-1491		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	0	0		0	0	1		0	0	0
Configuration			T	TR								R				
Volume, V (veh/h)			866	9								9				
Percent Heavy Vehicles (%)												2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												6.94				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												10				
Capacity, c (veh/h)												531				
v/c Ratio												0.02				
95% Queue Length, Q ₉₅ (veh)												0.1				
Control Delay (s/veh)												11.9				
Level of Service, LOS												B				
Approach Delay (s/veh)									11.9							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

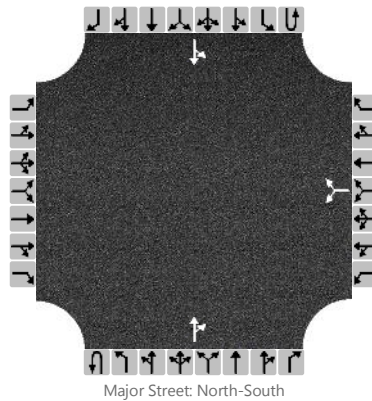
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	4/30/2018
Analysis Year	2019
Time Analyzed	Weekday PM Peak Hr -BUILD
Intersection Orientation	North-South
Project Description	#18-1491

Site Information

Intersection	CR 235A/NW 162nd Lane
Jurisdiction	Alachua County
East/West Street	NW 162nd Lane
North/South Street	CR 235A
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						14		8			200	2		5	225	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							24							5		
Capacity, c (veh/h)							622							1348		
v/c Ratio							0.04							0.00		
95% Queue Length, Q ₉₅ (veh)							0.1							0.0		
Control Delay (s/veh)							11.0							7.7		
Level of Service, LOS							B							A		
Approach Delay (s/veh)					11.0								0.2			
Approach LOS					B											



COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in [Chapter 77, Article II](#) of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a [Verification Request Form](#) or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

PART 1. APPLICANT INFORMATION	
Owner Name: Circle K Stores, Inc.	Applicant/Agent Name: Christopher Gmuer
Phone: 919-774-6700 x6139	Company: Gmuer Engineering, LLC
Email: DFalk@CircleK.com	Phone: 352-281-4928
	Email: chrisg@gmuereng.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 03051-004-000	Address: SE corner of US 441 and CR235A
City: Alachua	Zip: 32615
PART 3. SELF-CERTIFICATION	
I, <u>Christopher Gmuer</u> owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):	
1. ☒	There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)
2. ☐	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but <u>the proposed activity is outside</u> of protected wetlands, surface waters and buffers (complete <u>Part 4, Project Information</u>)
3. ☐	There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete <u>Part 4, Project Information</u>)
4. ☐	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete <u>Part 5, Urban Redevelopment Projects</u>).

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

☐ Yes ☐ No *Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.*

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOWLEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

Christopher Gmuer

Typed/Printed Name

Signature

Date

IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an **Application Form**. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.

WLS LIGHTING SYSTEMS

OSQ SERIES

LED AREA

SPECIFICATIONS

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- Weight 26.5 lbs. (12kg) for the OSQ-M and 28.5lbs. (13kg) for the OSQ-L

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- 10V Source Current: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with asymmetric optics with 40K or 57K. Please refer to www.designlights.org/QPL for most current information
- RoHS compliant. Consult factory for additional details

WLS-OSQ-M Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28

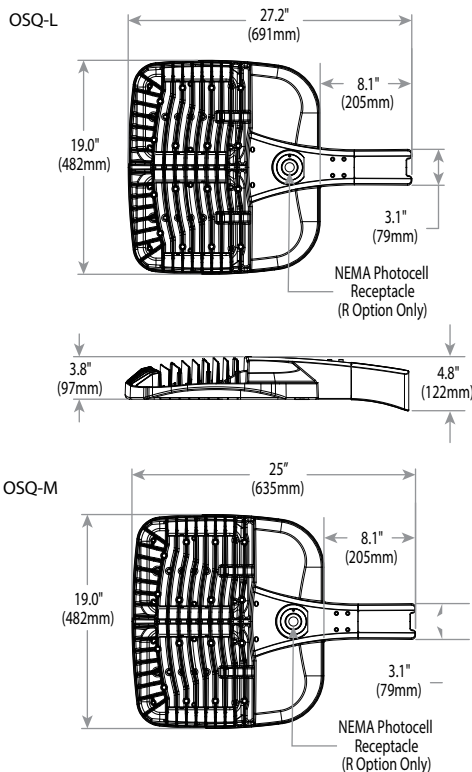
* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

WLS-OSQ-L Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
T	166	1.41	0.83	0.72	0.62	0.49	0.35
U	215	1.83	1.08	0.93	0.81	0.62	0.45

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%



DIMENSIONS



Made in the U.S.A. of U.S. and imported parts.
Meets Buy American requirements within the ARRA.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

1919 Windsor Place ■ Fort Worth, TX 76110 ■ 800.633.8711 ■ Fax: 817.735.4824 ■ www.wslighting.com

WLS LIGHTING SYSTEMS

Consider the Impact!

OSQ SERIES

LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	VERSION	MOUNT	DISTRIBUTION	INPUT POWER	COLOR TEMP	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS
OSQ-M - Medium	A	NM - No Mount	2ME - Type II Medium 3ME - Type III Medium 4ME - Type IV Medium 5ME - Type V Medium 5SH - Type V Short WSN - Wide Sign 15D - 15 Flood 25D - 25 Flood 40D - 40 Flood 60D - 60 Flood	B - 86W K - 130W	30K - 3000K 40K - 4000K 57K - 5700K	UL - Universal 120 - 277V UH - Universal 347 - 480V	BZ - Bronze BK - Black SV - Silver WH - White CC - Custom Color	BLSMF - Backlight Shielding for Medium BLSMR - Backlight Shielding for Medium with Rotated Optics BLSLF - Backlight Shielding for Large BLSLR - Backlight Shielding for Large with Rotated Optics DIM - 0-10V Dimming F - Fuse ML - Multi-Level PML - Programmable Multi-Level, 20-40' Mounting Height PML2 - Programmable Multi-Level, 10-30' Mounting Height R - NEMA Photocell Receptacle ¹ Q9 - Field Adjustable Output RL - Rotate Optic Left RR - Rotate Optic Right XA-SENSREM - Hand held Remote NO - No Options
OSQ-L - Large			2ME - Type II Medium 3ME - Type III Medium 4ME - Type IV Medium 5ME - Type V Medium 5SH - Type V Short WSN - Wide Sign 15D - 15 Flood 25D - 25 Flood 40D - 40 Flood 60D - 60 Flood	T - 166W U - 215W				

OSQ-M A DM 3M K 57K UL BZ NO
(EXAMPLE ORDER)

ORDER: **WLS-OSQ-A NM**

FOOTNOTES:

1 - Not available with UP option, for use with downlight only.

Tenons and Brackets † (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* - Single PB-4A*(90) - 90° Quad
PB-2A* - 180° Twin PB-4A*(180) - 180° Quad
PB-3A* - 180° Triple

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles
PD-2A4(90) - 90° Twin PD-3A4(90) - 90° Triple
PD-2A4(180) - 180° Twin PD-4A4(90) - 90° Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 - Horizontal for OSQ-AA mount
WM-4 - L-Shape for OSQ-AA mount
WM-DM - Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 - Twin PB-3R2.375 - Triple
PB-4R2.375 - Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

- Mounts to square pole with PB-1A* tenon
PT-1 - Single (Vertical) PT-3(90) - 90° Triple
PT-2(90) - 90° Twin PT-4(90) - 90° Quad
PT-2(180) - 180° Twin

Mid-Pole Bracket
- Mounts to square pole
PW-1A3** - Single PW-2A3** - Double

Ground Mount Post
- For ground mounted flood luminaires
PGM-1 - for OSQ-AA mount

Mount (Luminaire must be ordered separately)

OSQ-

OSQ-AA Adjustable Arm
OSQ-DA Direct Arm

Color Options: SV Silver BK Black BZ Bronze WH White

† Refer to the [Bracket and Tenons spec sheet](#) for more details

Approved By: _____ Project Name: _____

Location: _____ Date: _____

1919 Windsor Place ■ Fort Worth, TX 76110 ■ 800.633.8711 ■ Fax: 817.735.4824 ■ www.wslighting.com

WLS LIGHTING SYSTEMS

Consider the Impact!

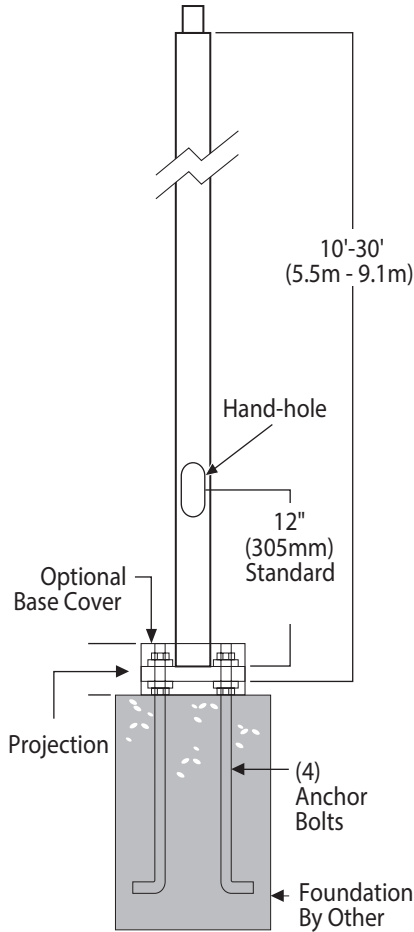
WLS LIGHTING SYSTEMS

RNTS ROUND NON-TAPERED STEEL SERIES

RNTS –

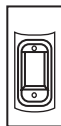
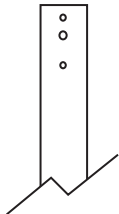
N= 2-3/8"(60mm) O.D. x 4-3/4"(121mm) Tall Tenon

4N= 4"(102mm) O.D. x 4-7/8"(124mm) Tall Tenon



RPB3, RPB5 –
Bolt-On Mount,
2-Bolt Pattern

SF –
Single Flood
Pole Preparation



SPECIFICATIONS

POLE SHAFT - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 46,000 psi. On Tenon Mount steel poles, tenon is high-strength pipe. Tenon N option is 2-3/8" O.D. x 4-3/4" tall. Tenon 4N option is 4" O.D. x 4-7/8" tall/ Steel round poles are 4" and 5" in diameter.

HAND HOLE - Standard hand-hole location is 12" above pole base. Poles 18' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

GROUND LUG - Ground lug is standard.

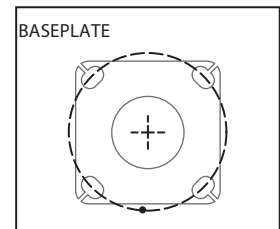
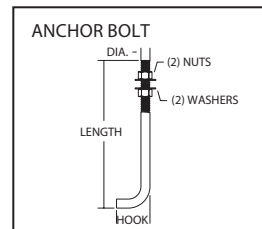
DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER - Self-testing ground fault circuit interrupter is optional.

FINISH - Each pole is finished with WLS DuraGrip® polyester powder coat finishing process to give the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish which withstands extreme weather changes without cracking or peeling. DuraGrip® finish features a five-year limited warranty. Standard finish colors available for poles are bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite. Optional DuraGrip® Plus features added protection with a 3.0 to 5.0 mil thickness of polyester-powder coat finish plus an inner coating. This specially designed inner coating is a thermal plastic hydrocarbon resin applied to the inside of the pole to seal and protect against atmospheric and corrosive matter. DuraGrip® Plus finish features a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION

- Select luminaire from Luminaire Ordering Information.
- Select bracket configuration.
- Refer to luminaire EPA chart to determine EPA value.
- Select height of pole.
- Select MPH to match the wind speed in the application area. (Windspeed Map located in Appendix)
- Confirm the pole EPA that is equal to or exceeds the luminaire/bracket EPA as was previously determined.



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RNTS SERIES

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

POLE SERIES	MATERIAL	HEIGHT ⁴	MOUNTING CONFIGURATION	POLE FINISH	OPTIONS	ACCESSORIES
Bolt-On Mount ¹ RNTS-4RPB3 - 3" Reduced Drilling Pattern RNTS-5RPB3 - 3" Reduced Drilling Pattern RNTS-4RPB5 - 5" Reduced Drilling Pattern RNTS-5RPB5 - 5" Reduced Drilling Pattern	S11G - 11Ga. Steel S10G - 10 Ga. Steel ³ S07G - 07 Ga. Steel	10' 12' 14' 16' 18' 20' 22' 24' 26' 28' 30'	S - Single / Parallel D180° - Double D90° - Double DN90° - Double T90° - Triple TN120° - Triple Q90° - Quad N - Tenon Mount 4N - Tenon Mount (Available with 5RPN only. For 4" poles use 4PRSF) ²	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	GA - Galvanized Anchor Bolts SF - Single Flood ⁵ DF - Double Flood ⁵ DGP - DuraGrip® Plus LAB - Less Anchor Bolts OSXX - Pole preparation for PMOS Occupancy Sensor ⁶ NO - No Options	4BC - 4" Square Base Cover 5BC - 5" Square Base Cover ER2 - Weatherproof Duplex Receptacle (Poles below 18') ER2H - Weatherproof Duplex Receptacle for Reinforced Hand-hole (Poles 18' and above) GFI - Ground Fault Circuit Interrupter (Poles below 18') GFIH - Ground Fault Circuit Interrupter (Poles 18' and above) MHD - Mounting Hole Weatherproof Decal BB - Banner Bracket PMOS - Occupancy Sensor ⁷ NA - No Accessories
Tenon Mount RNTS-4RPN RNTS-5RPN						
Slipfit RNTS-4RPSF						
Universal Bracket RNTS-4RPI RNTS-5RPI						

WLS-RNTS-5RPB5
(EXAMPLE ORDER)

S07G

24

S

PLP

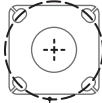
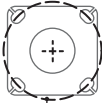
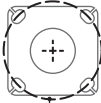
NO

NA

ORDER:
WLS-RNTS-

FOOTNOTES:

- Standard flat black pole cap provided. Domed pole cap will ship with SA4 and SA5 CNL, HE, HEL, LX and LXL fixtures. SA LS Series, BK SPT BO, BK MPT BO and UCL brackets
- For CNL, HE, HEL LX and LXL D180 or other mounting configuration styles using BK SPT BO and BK MPT BO accessories, see chart on Bolt-on Mount 4RPB3 / 5RPB3 drilling pattern section on pole selection chart.
- 4" poles are available in S10G only. 5" poles available in S11G and S07G only.
- Pole heights will have +/- 1/2" tolerance.
- See Flood Lighting Bracket section for choice of FBO brackets.
- Order PMOS separately. Change XX to indicate height and side of pole location for pole preparation.
- OSXX option required. Not for use with Metal Halide fixtures.

BOLT CIRCLE		EPA INFORMATION	
	4" (102mm) Round 10-1/8" (257mm) sq.  11" (279mm) Dia. Bolt Circle	5" (127mm) Round 10-1/8" (257mm) sq.  11" (279mm) Dia. Bolt Circle	5" (127mm) Round 10-1/8" (257mm) sq.  11" (279mm) Dia. Bolt Circle
	L	L	M
Bolt Circle	Slotted 11" (279mm)	Slotted 11" (279mm)	Slotted 11" (279mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.

All WLS Lightings' poles are guaranteed to meet the EPA requirements listed. WLS Lighting is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. WLS Lighting cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult WLS for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS

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QUASAR series

QUASAR 20 | QUASAR 30



Product Family

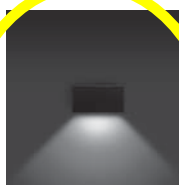
Optics



QUASAR 20
H 4" L 8"



QUASAR 30
H 4" L 12"



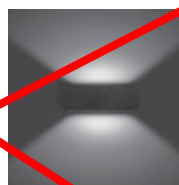
QUASAR 20
TECH
TYPE I



QUASAR 20
DOUPLE TECH
TYPE I



QUASAR 30
TECH
TYPE I



QUASAR 30
DOUPLE TECH
TYPE I

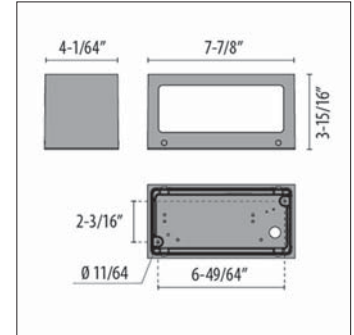
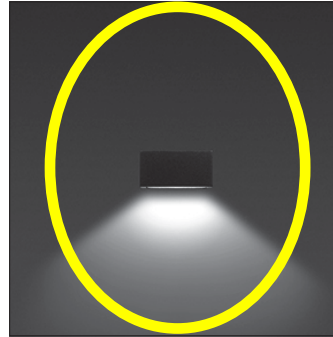
QUASAR 20

QUASAR 20 TECH



Indoor and outdoor wall mounted fixtures, featuring:

- Die-cast painted aluminum housing
- 13 step Polyester powder painting process to protect against UV rays for long term finish durability
- Flat glass diffuser with internal screen-printing for increased performance
- Reflector in satin finished pure aluminum (Al 99.98)
- Silicone gasket
- 4000 K and 3000 K LED Array color temperature options
- Aluminum heat dissipation system
- IP 65
- 80 CRI



- AN-96 / IRON GRAY / TEXTURED
- GR-94 / ALUMINUM METALLIC / TEXTURED
- WH-87 / WHITE / TEXTURED

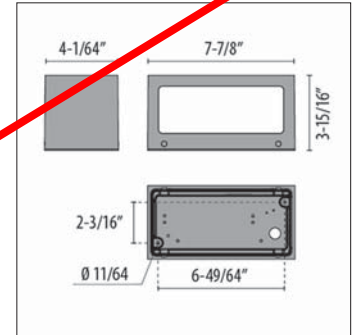
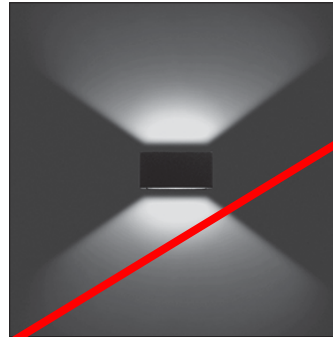
LAMP/OLDER	POWER	VOLTAGE	CRI	KELVIN	OPTIC TYPE	OPTIC BEAM	LIGHTS/SOURCE LUMEN OUTPUT	LUMINAIRE LUMEN OUTPUT	L	B	LIFETIME	FINISH	PART NUMBER
HIGH POWER LEDS 120/277 V DIMMABLE 0-10V													
LED	11 W	120/277V	80	3000	Type I	-	1000 lm	695 lm	10	60000 h	●	●	070170
LED	11 W	120/277V	80	4000	Type I	-	1140 lm	764 lm	10	60000 h	●	●	070171
LED	11 W	120/277V	80	3000	Type I	-	1000 lm	695 lm	10	60000 h	●	●	070172
LED	11 W	120/277V	80	4000	Type I	-	1140 lm	764 lm	10	60000 h	●	●	070173
LED	11 W	120/277V	80	3000	Type I	-	1000 lm	695 lm	10	60000 h	○	○	070168
LED	11 W	120/277V	80	4000	Type I	-	1140 lm	764 lm	10	60000 h	○	○	070169

QUASAR 20 DOUBLE TECH



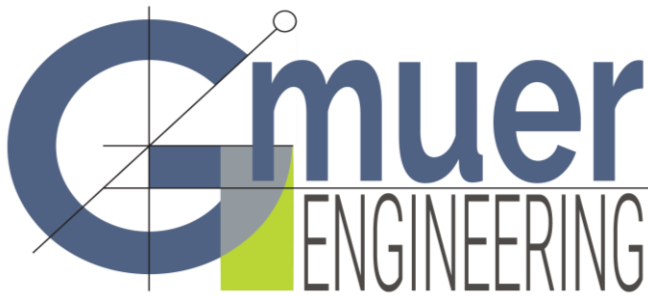
Indoor and outdoor wall mounted fixtures, featuring:

- Die-cast painted aluminum housing
- 13 step Polyester powder painting process to protect against UV rays for long term finish durability
- Flat glass diffuser with internal screen-printing for increased performance
- Double reflector in satin finished pure aluminum (Al 99.98)
- Silicone gasket
- 4000 K and 3000 K LED Array color temperature options
- Aluminum heat dissipation system
- IP 65
- 80 CRI



- AN-96 / IRON GRAY / TEXTURED
- GR-94 / ALUMINUM METALLIC / TEXTURED
- WH-87 / WHITE / TEXTURED

LAMP/OLDER	POWER	VOLTAGE	CRI	KELVIN	OPTIC TYPE	OPTIC BEAM	LIGHTS/SOURCE LUMEN OUTPUT	LUMINAIRE LUMEN OUTPUT	L	B	LIFETIME	FINISH	PART NUMBER
HIGH POWER LEDS 120/277 V DIMMABLE 0-10V													
LED	22 W	120/277V	80	3000	Type I	-	2000 lm	1211 lm	10	60000 h	●	●	070176
LED	22 W	120/277V	80	4000	Type I	-	2280 lm	1332 lm	10	60000 h	●	●	070177
LED	22 W	120/277V	80	3000	Type I	-	2000 lm	1211 lm	10	60000 h	●	●	070178
LED	22 W	120/277V	80	4000	Type I	-	2280 lm	1332 lm	10	60000 h	●	●	070179
LED	22 W	120/277V	80	3000	Type I	-	2000 lm	1211 lm	10	60000 h	○	○	070174
LED	22 W	120/277V	80	4000	Type I	-	2280 lm	1332 lm	10	60000 h	○	○	070175



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

Stormwater Management Report

for

Ellianos City of Alachua

US 441 and CR235A
Alachua, FL
TP#03051-004-000

Prepared for
Ellianos, LLC

Date: March 28, 2018
Revised: May 3, 2018
Revised: July 3, 2018

Christopher A. Gmuer, PE
FL PE # 71599
cagmuer@gmuereng.com
Gmuer Engineering, LLC
FL CA # 31533
2603 NW 13th ST Box 314
Gainesville, FL 32609
www.gmuereng.com
(352) 281-4928

Project Description

The project is located at the southeast corner of US 441 and CR235A / TP#03051-004-000. The project proposes a building with drivethroughs, parking, stormwater management facility, and driveway connections.

Pre-Development Drainage Narrative

The existing site was developed in decades past but has since been demolished and the site has become overgrown for decades. Pre-vs-Post Runoff Rate and Volume Attenuation must be completed on-site. Site runoff generally flows toward the southeast.

Post-Development Drainage Narrative

The proposed drainage plan collects runoff from the building, parking, and pervious areas within Drainage Area 1 (DA1) and conveys it by overland flow to Stormwater Management Facility 1 (SMF1). Discharge from SMF1 to the southeast corner is attenuated via a control structure. Pre-vs-Post Runoff Rates and Volumes are attenuated by the proposed system. A berm was constructed at the north edge of the property to direct runoff around our site improvements.

Drainage Area Runoff Calculations

Pre-Development (Total)	Hyd Soil	CN	C	Sq Ft	Acres
Building	B	98.0	0.95	0	0.0000
Impervious (Parking, etc)	B	98.0	0.95	6,800	0.1561
Woods / Grass Comb	B	36.0	0.20	23,249	0.5337
Stormwater Pond	B	100.0	1.00	0	0.0000
TOTAL (weighted ave)		50.0	0.37	30,049	0.6898

DA2 Post-Development	Hyd Soil	CN	C	Sq Ft	Acres
Building	B	98.0	0.95	691	0.0159
Impervious (Parking, etc)	B	98.0	0.95	16,640	0.3820
Open / Landscape	B	39.0	0.20	4,295	0.0986
Stormwater Pond	B	100.0	1.00	8,423	0.1934
TOTAL (weighted ave)		90.1	0.86	30,049	0.6898

WQTV (Water Quality Treatment Volume)

	C	Sq Ft	Acres		Recovery	
Impervious (Parking, etc)	0.95	17,331	0.3979	SRWMD	72 Hours	
Open / Landscape	0.20	12,718	0.2920			
TOTAL (weighted ave)	0.63	30,049	0.6898			
On-Line Dry Retension	C	Inch	Sq Ft	Acres	Cu Ft	Ac-Ft
Total WQTV	0.63	2.00	30,049	0.6898	3,168	0.0727

Tailwater Conditions

The stormwater discharges to the adjacent swale. As a conservative calculation, the adjacent grade was selected for the tailwater condition.

Soils Data	SMF1 Pond		
	Rel Depth	Elevation	
Ave Ex Ground Elevation	0	129.5	
Ave SHWT	-5.99	123.51	
Ave Confining Layer	-6	123.5	
Layer Thickness	4.49	N/A	
	Ft / Day	Safety	Ft / Day
Unsat Vert Conductivity	4.50	2	2.25
Horz Hyd Conductivity	4.50	2	2.25
Fillable Porosity	20 %		

ICPR Computational Perimeter Rings

The perimeter rings used in the ICPR percolation calculations have been adjusted following the methodology issued by ICPR due the proximity of the two ponds.

Stage-Storage

SMF1	Stage	Area		Comulative Volume		
Dry Retention	Feet	Sq Ft	Acre	Cu Ft	Ac-Ft	
	128.00	2,378	0.0546	0	0.0000	
WQTV	129.08	3,606	0.0828	3,168	0.0727	12.5 Hrs Recovery
	129.00	3,495	0.0802	2,937	0.0674	
	130.00	4,907	0.1126	6,855	0.1574	
	131.00	6,570	0.1508	12,594	0.2891	
	132.00	8,423	0.1934	20,090	0.4612	

Control Structure Design

Type	Invert	Width	Height
SMF1: Rectangular	129.45	2"	2"

Stormwater Discharge Pre vs Post

Storm Event	Pre-Development		Post-Development			
	CFS	Cu Ft	Stage	CFS	Cu Ft	
WQTV	N/A	N/A	129.08	None	None	SRWMD
100 Yr - 1 Hr	0.541	610	129.42	0.008	0	SRWMD
100 Yr - 2 Hr	0.497	1,786	130.20	0.211	501	SRWMD
100 Yr - 4 Hr	0.667	3,581	130.64	0.263	1,394	SRWMD
100 Yr - 8 Hr	0.786	5,489	130.72	0.271	3,772	SRWMD
100 Yr - 24 Hr	0.345	10,629	130.36	0.232	9,757	SRWMD
100 Yr - 72 Hr	0.346	15,899	130.32	0.227	15,507	SRWMD
100 Yr - 168 Hr	0.266	20,343	130.25	0.217	17,598	SRWMD
100 Yr - 240 Hr	0.344	24,611	130.60	0.259	20,386	SRWMD

Freeboard

Pond Top Elevation	132.00	12" SRWMD
Design High Water Elev	130.72	
Provided Freeboard	15.4 "	

Hydrologic Soil Group—Alachua County, Florida



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 18, Sep 26, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 2, 2014—Mar 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Arredondo fine sand, 0 to 5 percent slopes	A	0.6	9.6%
4	Arredondo-Urban land complex, 0 to 5 percent slopes	A	3.9	60.8%
5	Fort Meade fine sand, 0 to 5 percent slopes	A	1.9	29.6%
Totals for Area of Interest			6.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

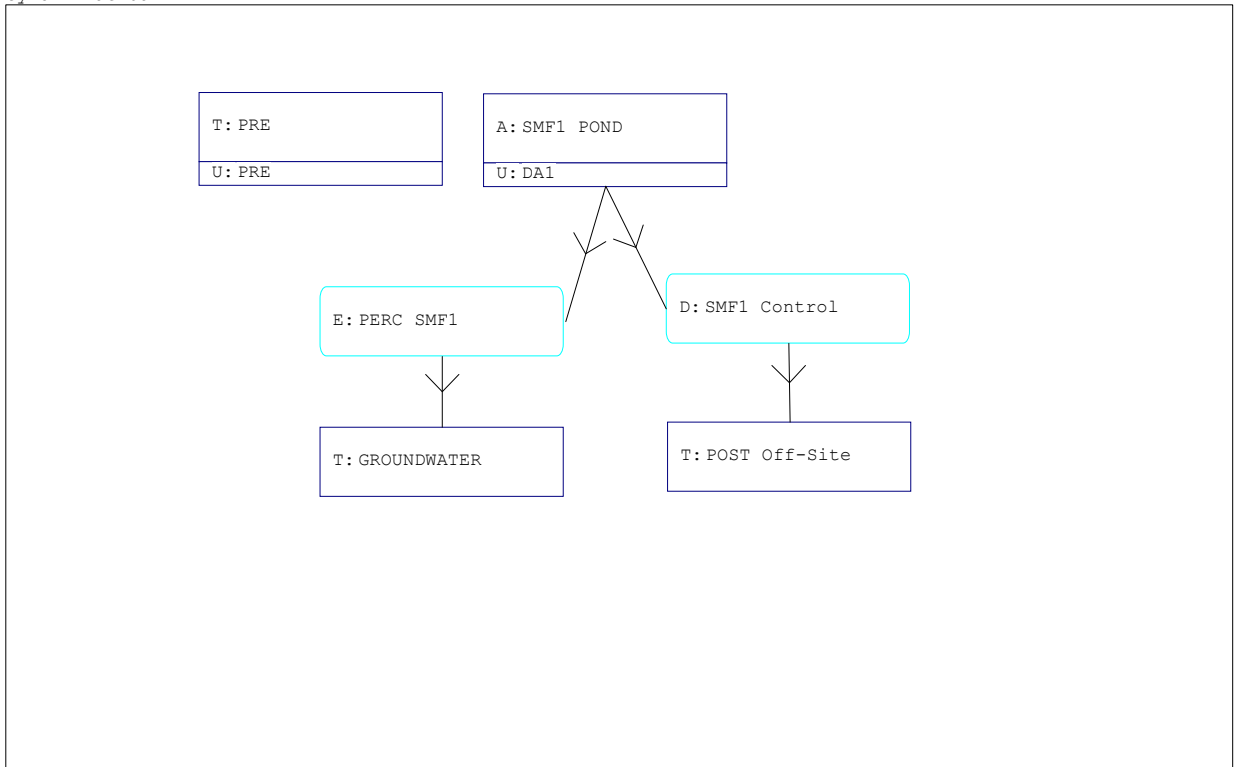
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Nodes
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole

Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA

Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



=====
==== Basins =====
=====

Name: DA1	Node: SMF1 POND	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File:	Storm Duration(hrs): 0.00	
Rainfall Amount(in): 0.000	Time of Conc(min): 20.00	
Area(ac): 0.690	Time Shift(hrs): 0.00	
Curve Number: 90.10	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

Name: PRE	Node: PRE	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh323	Peaking Factor: 323.0	
Rainfall File:	Storm Duration(hrs): 0.00	
Rainfall Amount(in): 0.000	Time of Conc(min): 20.00	
Area(ac): 0.690	Time Shift(hrs): 0.00	
Curve Number: 50.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

=====
==== Nodes =====
=====

Name: GROUNDWATER	Base Flow(cfs): 0.000	Init Stage(ft): 0.000
Group: BASE		Warn Stage(ft): 0.000
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	0.000
999.00	0.000

Name: POST Off-Site	Base Flow(cfs): 0.000	Init Stage(ft): 127.000
Group: BASE		Warn Stage(ft): 127.000
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	127.000
999.00	127.000

Name: PRE	Base Flow(cfs): 0.000	Init Stage(ft): 0.000
Group: BASE		Warn Stage(ft): 0.000
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	0.000
999.00	0.000

Name: SMF1 POND	Base Flow(cfs): 0.000	Init Stage(ft): 128.000
Group: BASE		Warn Stage(ft): 131.000
Type: Stage/Area		

Stage(ft)	Area(ac)
128.000	0.0546
129.000	0.0802
130.000	0.1126
131.000	0.1508
132.000	0.1934

=====
==== Drop Structures =====
=====

Name: SMF1 Control	From Node: SMF1 POND	Length(ft): 40.00
--------------------	----------------------	-------------------

Group: BASE	To Node: Post Off-Site	Count: 1
UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 15.00	15.00	Flow: Both
Rise(in): 15.00	15.00	Entrance Loss Coef: 0.000
Invert(ft): 127.200	127.000	Exit Loss Coef: 1.000
Manning's N: 0.014000	0.014000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure SMF1 Control ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Horizontal	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span(in): 3.00	Invert(ft): 129.400
Rise(in): 3.00	Control Elev(ft): 129.400

==== Percolation Links =====

Name: PERC SMF1	From Node: SMF1 POND	Flow: Both
Group: BASE	To Node: GROUNDWATER	Count: 1
Surface Area Option: Vary based on Stage/Area Table		
Vertical Flow Termination: Horizontal Flow Algorithm		
Aquifer Base Elev(ft): 123.500	Perimeter 1(ft): 490.000	
Water Table Elev(ft): 123.510	Perimeter 2(ft): 715.000	
Ann Recharge Rate(in/year): 0.000	Perimeter 3(ft): 2550.000	
Horiz Conductivity(ft/day): 2.250	Distance 1 to 2(ft): 30.000	
Vert Conductivity(ft/day): 2.250	Distance 2 to 3(ft): 300.000	
Effective Porosity(dec): 0.200	Num Cells 1 to 2: 10	
Suction Head(in): 5.000	Num Cells 2 to 3: 50	
Layer Thickness(ft): 4.500		

==== Hydrology Simulations =====

Name: 100Y001H
Filename: C:\Users\cagmuier\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y001H.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: FDOT-1
Rainfall Amount(in): 4.40

Time(hrs)	Print Inc(min)
-----	-----
2.000	2.50

Name: 100Y002H
Filename: C:\Users\cagmuier\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y002H.R32

Override Defaults: Yes
Storm Duration(hrs): 2.00
Rainfall File: FDOT-2
Rainfall Amount(in): 5.40

Time(hrs)	Print Inc(min)
-----	-----
4.000	2.50

Name: 100Y004H
Filename: C:\Users\cagmuier\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y004H.R32

Override Defaults: Yes
Storm Duration(hrs): 4.00
Rainfall File: FDOT-4
Rainfall Amount(in): 6.72

Time (hrs)	Print Inc (min)
6.000	2.50

Name: 100Y008H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y008H.R32
Override Defaults: Yes
Storm Duration (hrs): 8.00
Rainfall File: FDOT-8
Rainfall Amount (in): 8.00

Time (hrs)	Print Inc (min)
12.000	2.50

Name: 100Y024H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y024H.R32
Override Defaults: Yes
Storm Duration (hrs): 24.00
Rainfall File: FDOT-24
Rainfall Amount (in): 11.04

Time (hrs)	Print Inc (min)
30.000	5.00

Name: 100Y072H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y072H.R32
Override Defaults: Yes
Storm Duration (hrs): 72.00
Rainfall File: FDOT-72
Rainfall Amount (in): 13.80

Time (hrs)	Print Inc (min)
77.000	5.00

Name: 100Y168H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y168H.R32
Override Defaults: Yes
Storm Duration (hrs): 168.00
Rainfall File: FDOT-168
Rainfall Amount (in): 16.00

Time (hrs)	Print Inc (min)
173.000	5.00

Name: 100Y240H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y240H.R32
Override Defaults: Yes
Storm Duration (hrs): 240.00
Rainfall File: FDOT-240
Rainfall Amount (in): 18.00

Time (hrs)	Print Inc (min)
245.000	5.00

Name: SLUG
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\SLUG.R32
Override Defaults: Yes
Storm Duration (hrs): 72.00
Rainfall File: Fdot-72
Rainfall Amount (in): 0.00

Time (hrs)	Print Inc (min)
72.000	5.00

==== Routing Simulations =====

Name: 100Y001H Hydrology Sim: 100Y001H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y001H.I32

Execute: Yes	Restart: No	Patch: No
Alternative: No		
Max Delta Z(ft): 1.00		Delta Z Factor: 0.00500
Time Step Optimizer: 10.000		
Start Time(hrs): 0.000		End Time(hrs): 1.00
Min Calc Time(sec): 0.2500	Max Calc Time(sec): 60.0000	
Boundary Stages:	Boundary Flows:	

100 yr / 001 hr

Time(hrs)	Print Inc(min)
-----	-----
999.000	5.000
Group	Run
-----	-----
BASE	Yes

Name: 100Y002H	Hydrology Sim: 100Y002H	
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y002H.I32		
Execute: Yes	Restart: No	Patch: No
Alternative: No		
Max Delta Z(ft): 1.00		Delta Z Factor: 0.00500
Time Step Optimizer: 10.000		
Start Time(hrs): 0.000		End Time(hrs): 2.00
Min Calc Time(sec): 0.2500	Max Calc Time(sec): 60.0000	
Boundary Stages:	Boundary Flows:	

100 yr / 002 hr

Time(hrs)	Print Inc(min)
-----	-----
999.000	5.000
Group	Run
-----	-----
BASE	Yes

Name: 100Y004H	Hydrology Sim: 100Y004H	
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y004H.I32		
Execute: Yes	Restart: No	Patch: No
Alternative: No		
Max Delta Z(ft): 1.00		Delta Z Factor: 0.00500
Time Step Optimizer: 10.000		
Start Time(hrs): 0.000		End Time(hrs): 4.00
Min Calc Time(sec): 0.2500	Max Calc Time(sec): 60.0000	
Boundary Stages:	Boundary Flows:	

100 yr / 004 hr

Time(hrs)	Print Inc(min)
-----	-----
999.000	5.000
Group	Run
-----	-----
BASE	Yes

Name: 100Y008H	Hydrology Sim: 100Y008H	
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y008H.I32		
Execute: Yes	Restart: No	Patch: No
Alternative: No		
Max Delta Z(ft): 1.00		Delta Z Factor: 0.00500
Time Step Optimizer: 10.000		
Start Time(hrs): 0.000		End Time(hrs): 8.00
Min Calc Time(sec): 0.2500	Max Calc Time(sec): 60.0000	
Boundary Stages:	Boundary Flows:	

100 yr / 008 hr

Time(hrs)	Print Inc(min)
-----	-----
999.000	5.000
Group	Run
-----	-----

BASE Yes

Name: 100Y024H Hydrology Sim: 100Y024H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y024H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.2500 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

100 yr / 024 hr

Time(hrs)	Print Inc(min)
999.000	5.000

Group Run

BASE Yes

Name: 100Y072H Hydrology Sim: 100Y072H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y072H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 72.00
Min Calc Time(sec): 0.2500 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

100 yr / 072 hr

Time(hrs)	Print Inc(min)
999.000	5.000

Group Run

BASE Yes

Name: 100Y168H Hydrology Sim: 100Y168H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y168H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 168.00
Min Calc Time(sec): 0.2500 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

100 yr / 168 hr

Time(hrs)	Print Inc(min)
999.000	5.000

Group Run

BASE Yes

Name: 100Y240H Hydrology Sim: 100Y240H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\100Y240H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 240.00
Min Calc Time(sec): 0.2500 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

100 yr / 240 hr

Time(hrs)	Print Inc(min)
999.000	5.000

Group	Run
BASE	Yes

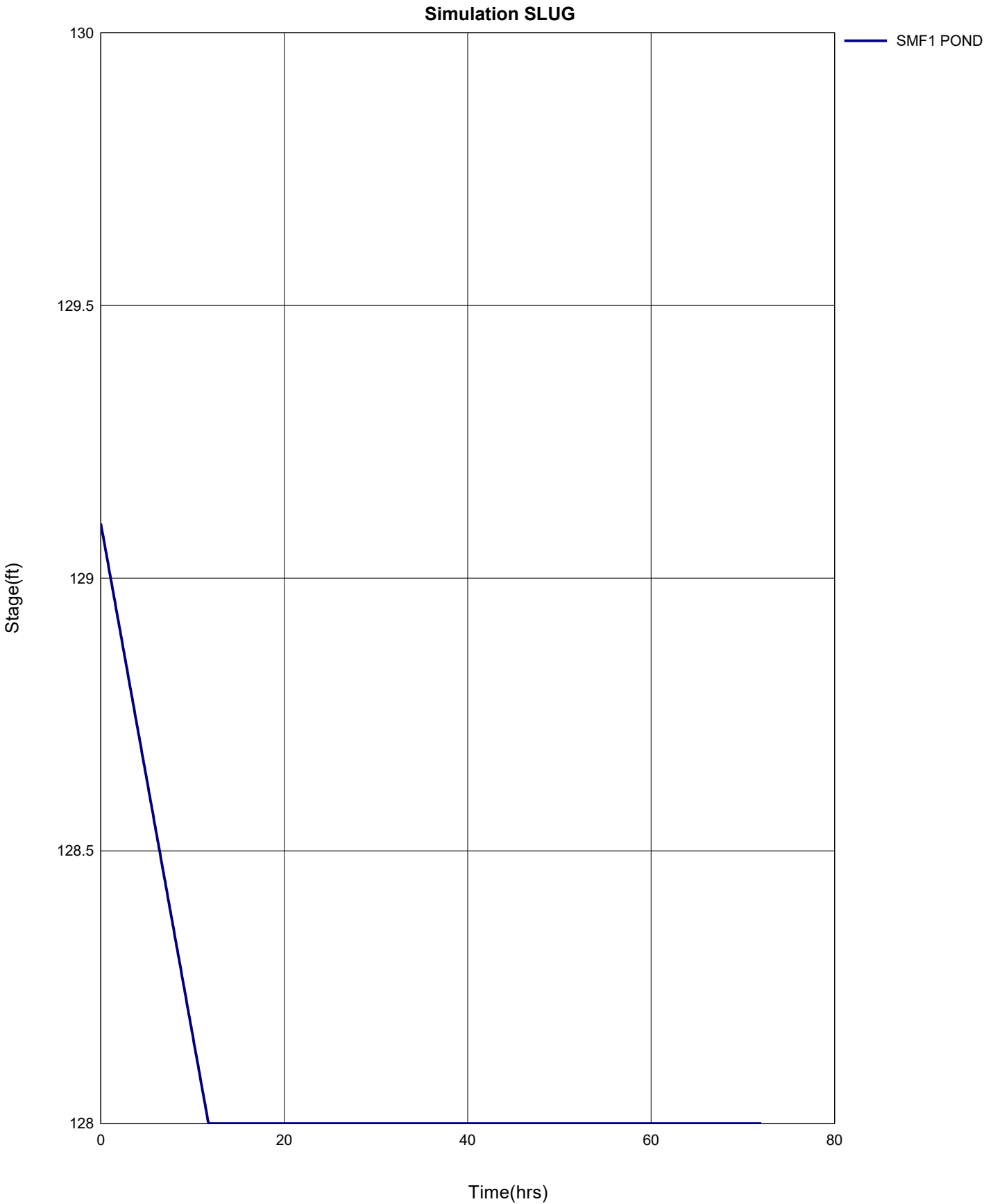
Name: SLUG Hydrology Sim: SLUG
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0044 Ellianos City of Alachua\2 Stormwater\ICPR\SLUG.I32

Execute: No	Restart: No	Patch: No
Alternative: No		
Max Delta Z(ft): 1.00		Delta Z Factor: 0.00500
Time Step Optimizer: 10.000		
Start Time(hrs): 0.000		End Time(hrs): 72.00
Min Calc Time(sec): 0.2500		Max Calc Time(sec): 60.0000
Boundary Stages:		Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	5.000

Group	Run
BASE	Yes

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs
GROUNDWATER	BASE	100Y001H	0.00	0.000	0.000	0.0000	0	1.00	0.106	0.00
GROUNDWATER	BASE	100Y002H	0.00	0.000	0.000	0.0000	0	2.00	0.136	0.00
GROUNDWATER	BASE	100Y004H	0.00	0.000	0.000	0.0000	0	4.00	0.155	0.00
GROUNDWATER	BASE	100Y008H	0.00	0.000	0.000	0.0000	0	5.86	0.159	0.00
GROUNDWATER	BASE	100Y024H	0.00	0.000	0.000	0.0000	0	16.16	0.143	0.00
GROUNDWATER	BASE	100Y072H	0.00	0.000	0.000	0.0000	0	16.48	0.087	0.00
GROUNDWATER	BASE	100Y168H	0.00	0.000	0.000	0.0000	0	35.45	0.073	0.00
GROUNDWATER	BASE	100Y240H	0.00	0.000	0.000	0.0000	0	40.65	0.097	0.00
POST Off-Site	BASE	100Y001H	0.00	127.000	127.000	0.0000	0	1.00	0.008	0.00
POST Off-Site	BASE	100Y002H	0.00	127.000	127.000	0.0000	0	2.00	0.211	0.00
POST Off-Site	BASE	100Y004H	0.00	127.000	127.000	0.0000	0	4.00	0.263	0.00
POST Off-Site	BASE	100Y008H	0.00	127.000	127.000	0.0000	0	5.86	0.271	0.00
POST Off-Site	BASE	100Y024H	0.00	127.000	127.000	0.0000	0	16.16	0.232	0.00
POST Off-Site	BASE	100Y072H	0.00	127.000	127.000	0.0000	0	64.10	0.227	0.00
POST Off-Site	BASE	100Y168H	0.00	127.000	127.000	0.0000	0	160.26	0.217	0.00
POST Off-Site	BASE	100Y240H	0.00	127.000	127.000	0.0000	0	184.33	0.259	0.00
PRE	BASE	100Y001H	0.00	0.000	0.000	0.0000	0	0.87	0.541	0.00
PRE	BASE	100Y002H	0.00	0.000	0.000	0.0000	0	1.08	0.497	0.00
PRE	BASE	100Y004H	0.00	0.000	0.000	0.0000	0	2.62	0.667	0.00
PRE	BASE	100Y008H	0.00	0.000	0.000	0.0000	0	4.08	0.787	0.00
PRE	BASE	100Y024H	0.00	0.000	0.000	0.0000	0	12.07	0.345	0.00
PRE	BASE	100Y072H	0.00	0.000	0.000	0.0000	0	60.00	0.346	0.00
PRE	BASE	100Y168H	0.00	0.000	0.000	0.0000	0	160.00	0.266	0.00
PRE	BASE	100Y240H	0.00	0.000	0.000	0.0000	0	184.00	0.344	0.00
SMF1 POND	BASE	100Y001H	1.00	129.422	131.000	0.0050	4089	0.79	2.810	1.00
SMF1 POND	BASE	100Y002H	2.00	130.198	131.000	0.0050	5234	0.92	2.485	2.00
SMF1 POND	BASE	100Y004H	4.00	130.638	131.000	0.0050	5967	2.50	1.877	4.00
SMF1 POND	BASE	100Y008H	5.86	130.720	131.000	0.0050	6104	4.04	2.017	5.86
SMF1 POND	BASE	100Y024H	16.16	130.363	131.000	0.0050	5508	12.01	0.723	16.16
SMF1 POND	BASE	100Y072H	64.10	130.322	131.000	0.0044	5441	59.91	0.471	60.78
SMF1 POND	BASE	100Y168H	160.26	130.245	131.000	0.0024	5313	159.91	0.325	160.21
SMF1 POND	BASE	100Y240H	184.33	130.604	131.000	0.0033	5910	183.91	0.429	184.25



backpacks at the Alachua Lions Club, 15115 N.W. 142nd Terrace. Alachua Lions Club immediate past president David Grant welcomed everyone to the gathering.

member Tom Weller to help make the building more functional for students.

#

Email cwalker@alachuatoday.com

"This is the first time



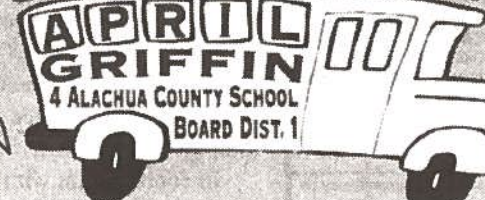
April has the experience Alachua County needs:

- ✓ Served on the school board since 2010 as an advocate for all students and public education
- ✓ Active involvement in our schools for 30+ years as a board member, teacher, parent, and volunteer
- ✓ Visited every school each year since elected
- ✓ Currently serves as President of the Florida School Boards Association
- ✓ Mentored students since 2011 as a Take Stock Mentor and was the "2014 Mentor of the Year"
- ✓ Helped Establish "Career Discoveries Day" in collaboration with the Gainesville Area Chamber
- ✓ Worked to increase the Alachua County high school graduation rate, which has increased 10% since 2012 and is above the state average

April is endorsed by:

- ✓ Alachua County Education Association (ACEA)
- ✓ Mayors of Alachua, High Springs, and Newberry

STAY ON BOARD: RE-ELECT



"April has worked with me and the Hawthorne community to protect public education in our communities."

Matt Surrency
Mayor of Hawthorne

Vote on August 28!

Political advertisement paid for and approved by April Griffin for Alachua County School Board, District 1.



City of ALACHUA

PUBLIC NOTICE NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 13, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 18-22

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-102(a)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(a)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(a)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-140(a)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(a)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(a)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(a)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Attn: Public Services Department, P.O. Box 9, Alachua, FL 32616.** Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

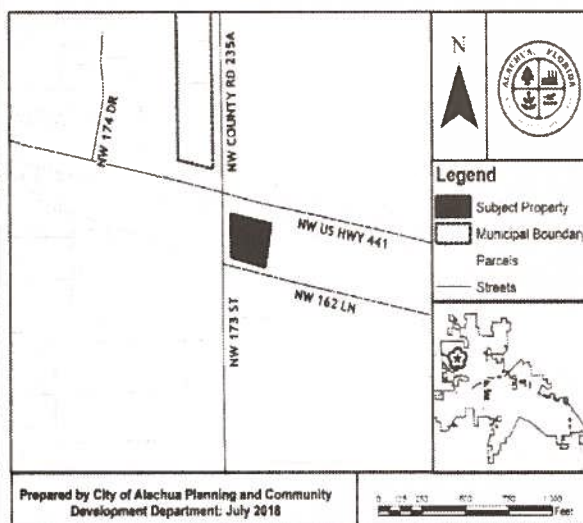
(Published: Alachua County Today - August 2, 2018)



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on August 14, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Christopher Gmuer, P.E. of Gmuer Engineering LLC., applicant and agent for Circle K Stores, Inc., property owner, for consideration of a Site Plan to construct a ±680 square drive-through restaurant, with associated paving, grading, drainage, and infrastructure improvements, on a ±1.03 acre subject property, located south of Santa Fe High School and NW US Highway 441, east of NW 173rd Street (CR 235A) and north of NW 162nd Lane. Tax Parcel Number 03051-004-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



Prepared by City of Alachua Planning and Community Development Department: July 2018

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

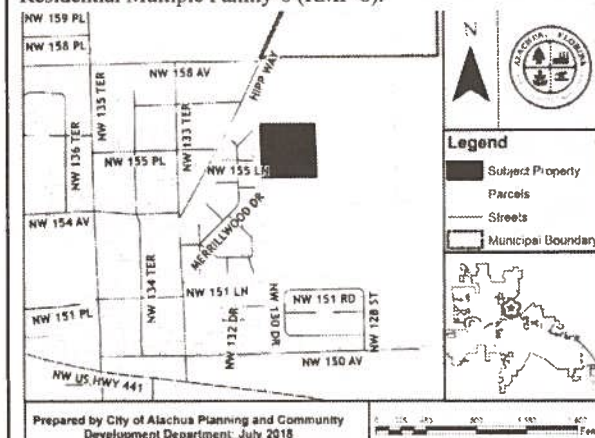
(Published: Alachua County Today - August 2, 2018)



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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Prepared by City of Alachua Planning and Community Development Department: July 2018

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 2, 2018)



City of
ALACHUA

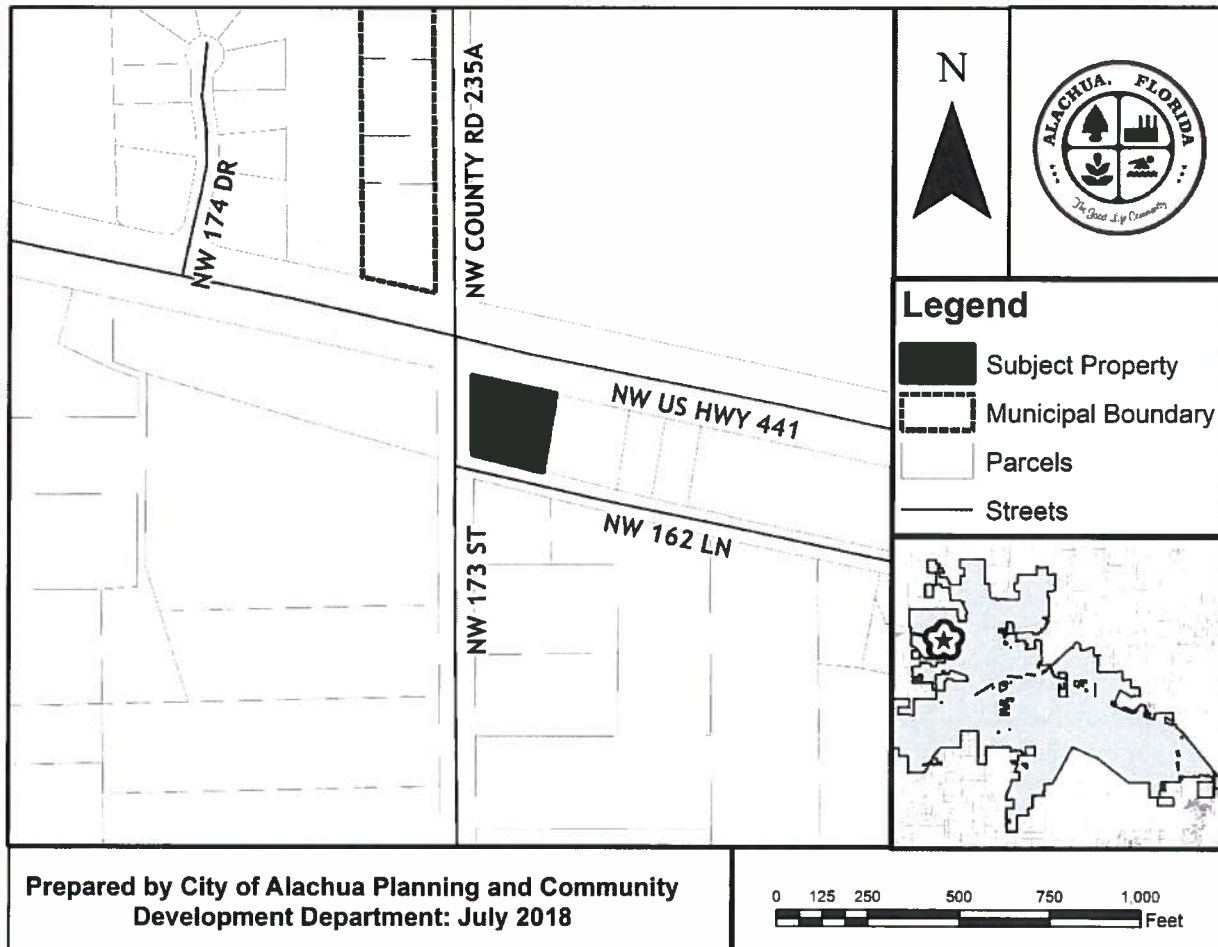
THE GOOD LIFE COMMUNITY

Mailed 7/30/2018

KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



THE GOOD LIFE COMMUNITY

to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

03042-050-008
PATEL & PATEL
6036 NW 112TH PL
ALACHUA FL 32615-7423

03055-000-000
SINGH, LAKHVIR
PO BOX 2092
ALACHUA FL 32616

03051-003-000
ROUX, J P
PO BOX 1673
ALACHUA FL 32616-1673

03044-003-000
PATEL, ASHOK & SHEILA
6036 NW 112TH PL
Alachua FL 32615

03051-001-001
MENET, EUGENE R LIFE ESTATE
PO BOX 11
ALACHUA FL 32616

03051-004-000
CIRCLE K STORES INC
PO BOX 8019
GARY NC 27512-9998

03055-010-001
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON KY 40511

03044-001-002
BROWNING & MORRIS
627 SW 83RD TER
GAINESVILLE FL 32607

03051-000-000
GODWIN & MILLER
3486 STATE ROAD 13
ST JOHNS FL 32259

03055-001-003
TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON KY 40511

03052-000-000
SCHOOL BD OF ALACHUA CTY
620 E UNIV AVE SANTA FE HIGH
SCHOOL
GAINESVILLE FL 32601

CITY MANAGER
CITY OF ALACHUA
P.O. BOX 9
ALACHUA FL 32616

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA FL 32615

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE FL 32611

CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE FL 32641

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA FL 32616

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA FL 32616

MICHELE L. LIEBERMAN
INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601

AFFIDAVIT FOR POSTED LAND USE SIGN

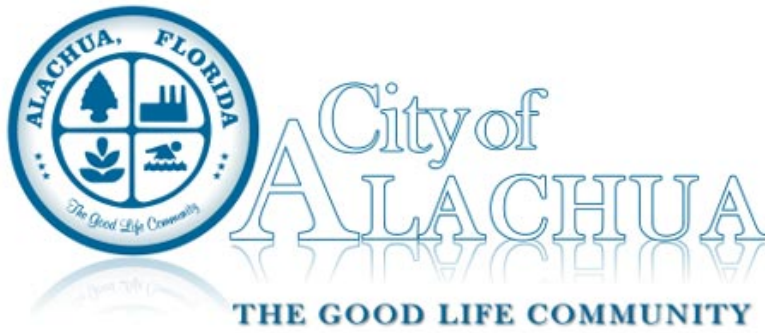
I Michael Gmuer, POSTED THE LAND USE
SIGN ON 7/30/2018 FOR THE Ellianos Coffee Site Plan
(Name) (Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(Signature)

Three (3)
(Number of signs)



Board/Committee Agenda Item

MEETING DATE: 8/14/2018

SUBJECT: Site Plan - Legacy Park Phase 2A: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the City of Alachua, property owner, for consideration of a Site Plan for the construction of an amphitheater with stage and canopy structure, two (2) multipurpose fields, concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements on a ± 105.68 acre subject property, consisting of a ± 17.83 acre project area, located at 15400 Peggy Road; Tax Parcel Number 03870-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the August 14, 2018, Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the City of Alachua, property owner, for the construction of an amphitheater with stage and canopy structure, two (2) multipurpose fields, concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements.

The subject property is ± 105.68 acres in area; the project area consists of a ± 17.83 acres. The subject property is located east of the Hal Brady Recreation Center, north of CR 2054, east of Interstate 75, and south and east of Clover Ranch Estates. The Phase 2A project area is primarily located to the south of the Legacy Park Multipurpose Center, which was completed in June 2017. Access to the subject property will be provided by the existing connection to County Road 2054. Additional parking would be provided south of the existing main drive to the multipurpose center, and to the north of the proposed amphitheater, multipurpose fields, and concessions / restroom building.

The proposed development will convey stormwater to two existing stormwater management facilities (one of which is proposed to be expanded) and to a third new facility to be constructed as part of the proposed development.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Site Plan - Part 1 of 3
- ☐ Site Plan - Part 2 of 3
- ☐ Site Plan - Part 3 of 3

- ▢ Application & Supporting Materials
- ▢ Stormwater Management System Report
- ▢ Public Notice Affidavits



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

August 14, 2018

SUBJECT:	A request for the construction of an amphitheater with stage and canopy structure, two (2) multipurpose fields, a concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements
PROPERTY OWNER:	City of Alachua
APPLICANT/AGENT:	Travis Hastay, P.E., Causseaux, Hewett, & Walpole, Inc.
LOCATION:	15400 Peggy Road
PARCEL ID NUMBER:	03870-000-000
FLUM DESIGNATION:	Recreation
ZONING:	Governmental Facilities (GF)
OVERLAY:	N/A
ACREAGE:	±105.68 acres
PROJECT AREA:	±17.83 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the three (3) conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the August 14, 2018, Staff Report to the Planning & Zoning Board.</i>

SUMMARY

This application is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the City of Alachua, property owner, for the construction of an amphitheater with stage and canopy structure, two (2) multipurpose fields, concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements.

The subject property is ±105.68 acres in area; the project area consists of a ±17.83 acres. The subject property is located east of the Hal Brady Recreation Center, north of CR 2054, east of Interstate 75, and south and east of Clover Ranch Estates. The Phase 2A project area is primarily located to the south of the Legacy Park Multipurpose Center, which was completed in June 2017. Access to the subject property will be provided by the existing connection to County Road 2054. Additional parking would be provided south of the existing main drive to the multipurpose center, and to the north of the proposed amphitheater, multipurpose fields, and concessions / restroom building.

The proposed development will convey stormwater to two existing stormwater management facilities (one of which is proposed to be expanded) and to a third new facility to be constructed as part of the proposed development.

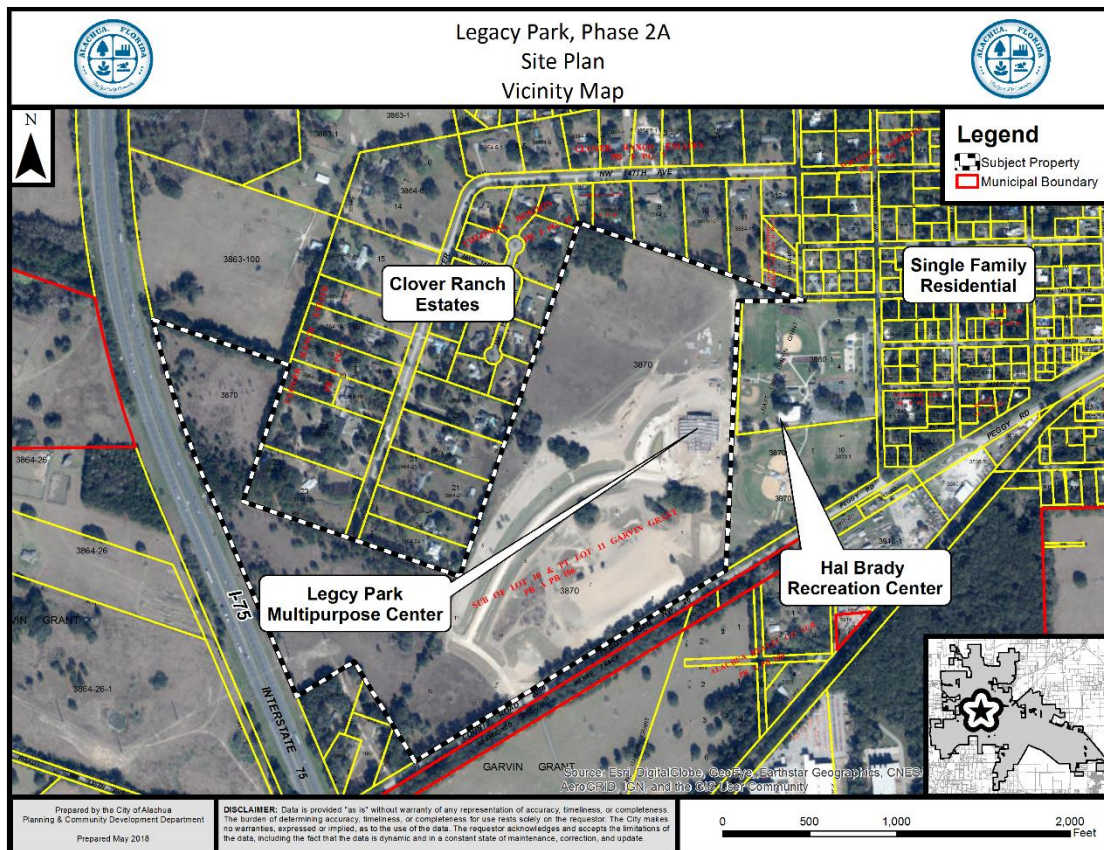
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

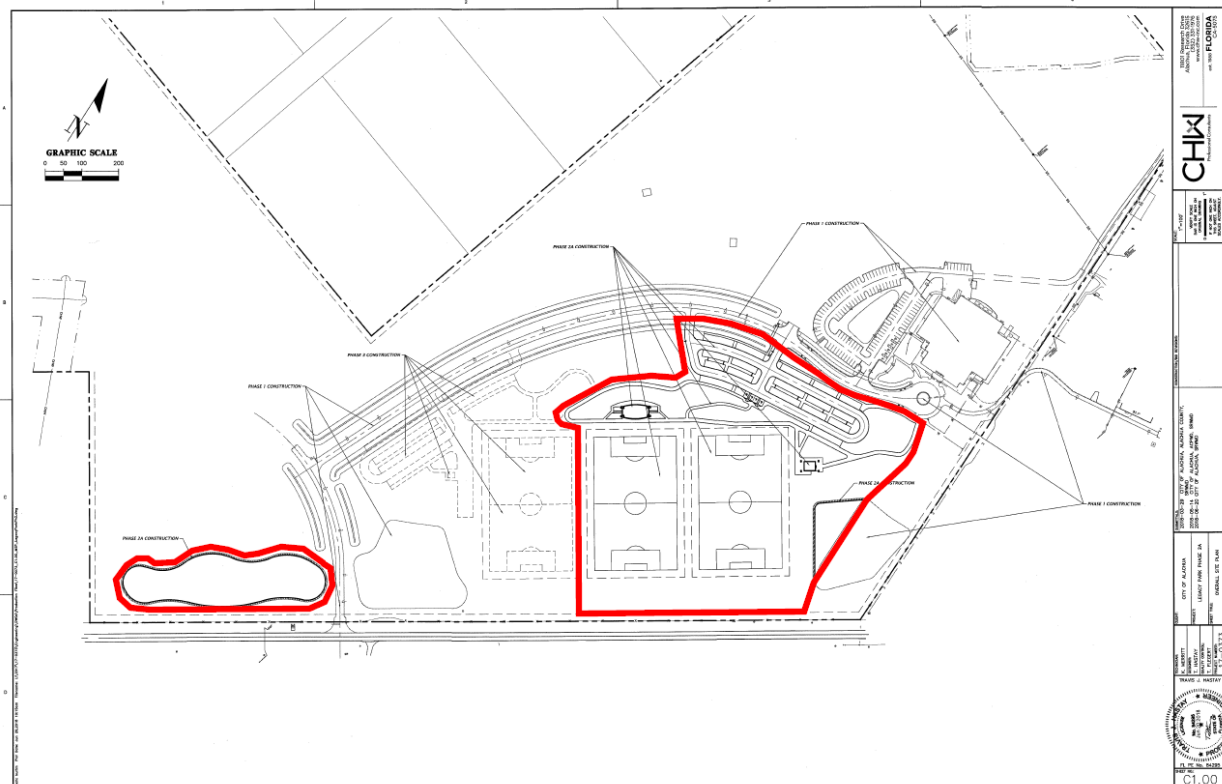
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Legacy Park Multipurpose Center; Clover Ranch Estates	Recreation; Moderate Density Residential	Government Facilities (GF); Residential Single Family – 3 (RSF-3)
South	County Road 2054 (a.k.a Peggy Road); Vacant Lands	Agriculture	Agriculture (A)
East	Hal Brady Recreation Center	Recreation	Governmental Facilities (GF)
West	Vacant Lands; Interstate 75	Recreation	Government Facilities (GF)

Map 1. Vicinity Map



Map 2. Legacy Park Phase 2A Project Area (New Site Features Only)



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on March 23, 2018, at the Legacy Park Multipurpose Center, located on the subject property at 15400 Peggy Road. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by eight (8) members of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.7: Recreation: The City of Alachua shall designate a Recreation land use category for all publicly or privately owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category.

Policy 1.7.a: City-owned recreation facilities: The City of Alachua shall provide for a hierarchy of parks to include regional, community, neighborhood and pocket parks. These facilities will make available a wide array of active and resource based recreation activities to residents inside and outside of the City limits.

Evaluation and Findings of Consistency with Goal 1, Objective 1.7, and Policy 1.7.a: The subject property has a Recreation FLUM Designation, which permits uses such as city-owned recreational facilities, including regional facilities servicing residents of the City and surrounding areas.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Evaluation and Findings of Consistency with Objective 2.4 and Policy 2.4.a: The Site Plan includes a Landscape Plan that demonstrates the proposed development will comply with all applicable landscaping standards required by the City's Comprehensive Plan and Land Development Regulations. A significant area of the project area (approximately 92.1%) consists of landscaped and open areas, which exceeds the minimum 30% area required by Policy 2.4.a.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following the proposed development, the site will provide approximately 16.43 acres of open space within the project area, exceeding the minimum 10% open space requirement.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis is provided in this report, and indicates that the development is not expected to adversely affect natural features.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the development's impact to public facilities is provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d – 1.3.g: The site plan complies with Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development's impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Evaluation and Findings of Consistency with Objective 3.1: The proposed development will convey stormwater to existing and proposed on-site stormwater management facilities designed and constructed to meet the requirements of the City's Land Development Regulations. The applicant has submitted an application to the Suwannee River Water Management District (SRWMD) for the proposed stormwater system modifications. Staff has proposed a condition requiring the applicant to obtain all other applicable local, state, and federal permits before the commencement of the development, which includes required permits from SRWMD

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant

expansion shall be planned in accordance with Florida Administrative Code.

3. **System Capacity:** If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e: The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The subject property does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The proposed use of the subject property as a public park will result in large areas of open space with limited impacts upon the natural environment.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

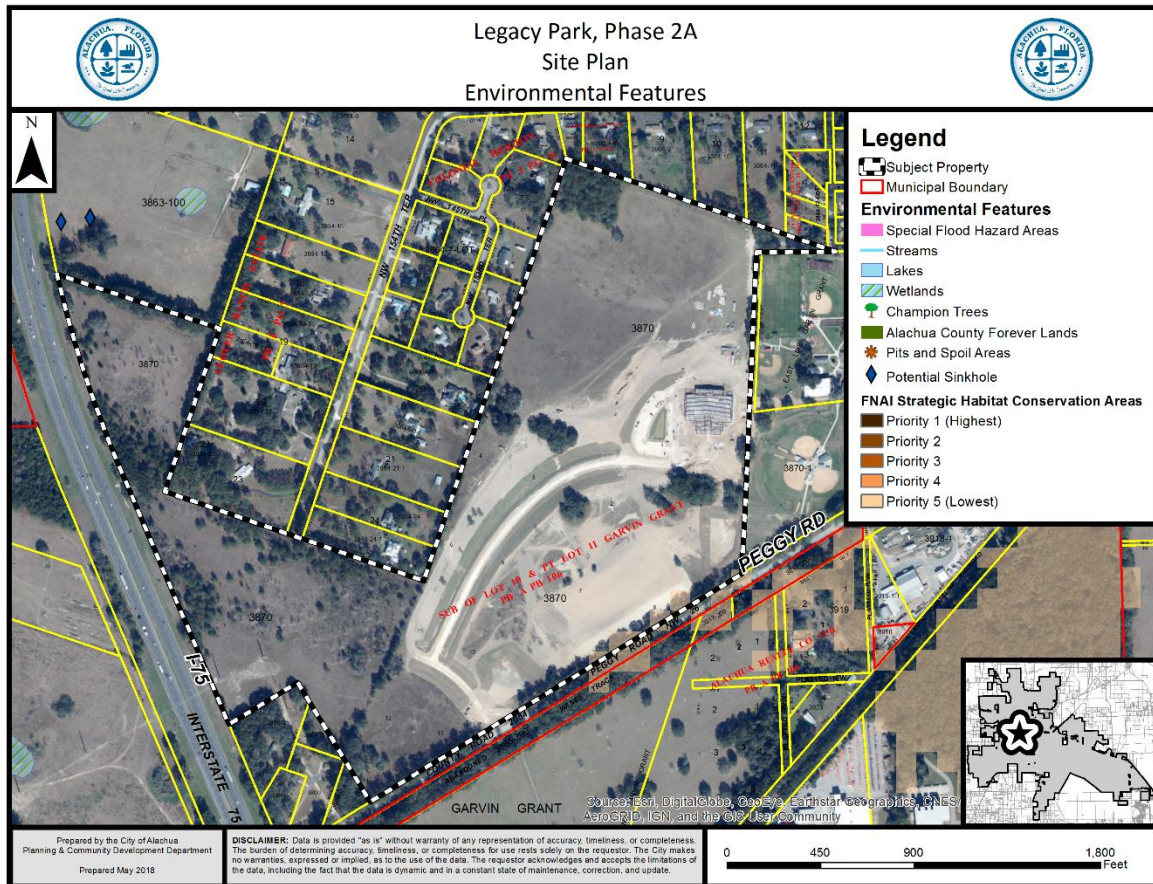
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 3. Environmental Features



Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer does not indicate any lands classified as potentially having habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are eight (8) soil types found on the subject property:

Arredondo Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Bivens Sand (5% – 8% slopes)

Hydrologic Soil Group: D

This soil type is a sloping, poorly drained soil on short breaking slopes and along hillsides in the uplands. Permeability is moderate to moderately rapid in the surface and subsurface layers. This soil type has severe limitations for most urban uses, including dwellings, local roads, and small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Millhopper Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Lochloosa Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: C

This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Lochloosa Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: C

This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Norfolk Loamy Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface layer, moderately slow to moderate in the upper part of the subsoil, and very slow to slow in the lower part. This soil type poses slight limitations as sites for small commercial buildings.

Norfolk Loamy Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid at the surface and subsurface layers. This soil type poses moderate limitations as sites for small commercial buildings because of the slope.

Evaluation: Most of the soil types located on the subject property pose no significant limitations or only slight limitations for development. The areas on-site containing soil types which do pose greater limitations for development are minimal on-site, and are largely located outside of the project area. Given the preceding, there are no significant issues related to soil suitability.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain.)

Evaluation: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The majority of the subject property, and all of the project area, is designated as within a Medium-High Aquifer Recharge Area as identified on the Suwannee River Water

Management District (SRWMD) High Aquifer Recharge (HARC) Map. A portion of the western part of the subject property, outside of the project area, is designated as within a High Aquifer Recharge Area as identified on the SRWMD HARC Map. Best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) *Consistency with Comprehensive Plan*

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Governmental Facilities (GF.) The site plan proposes an amphitheater with stage and canopy structure, two (2) multipurpose fields, a concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements. There are two (2) principal uses proposed by this site plan: public park and amphitheater. Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that public parks and amphitheaters are both permitted uses in the GF zoning district.

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: There are no Use-Specific Standards which apply to the "public park" use type. There are Use-Specific Standards established in Section 4.3.4(F)(2) for arenas and stadiums, which are part of the same use type as an amphitheater. However, there are no Use-Specific Standards set forth in Section 4.3.4(F)(2) which are applicable to amphitheaters.

(4) *Development and Design Standards*

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to Section 6.1, *Off Street Parking & Loading Standards*, Section 6.2, *Tree Protection/Landscape/Xeriscape Standards*, Section 6.3, *Fencing Standards*, Section 6.4, *Exterior Lighting Standards*, Section 6.7, *Open Space Standards*, and Section 6.9, *Environmental Protection Standards*. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan. Additionally, an analysis of the applicability of Section 6.6.3, *Residential Protection Standards*, is provided below.

(5) *Subdivision Standards*

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) *Complies with All Other Relevant Laws and Ordinances*

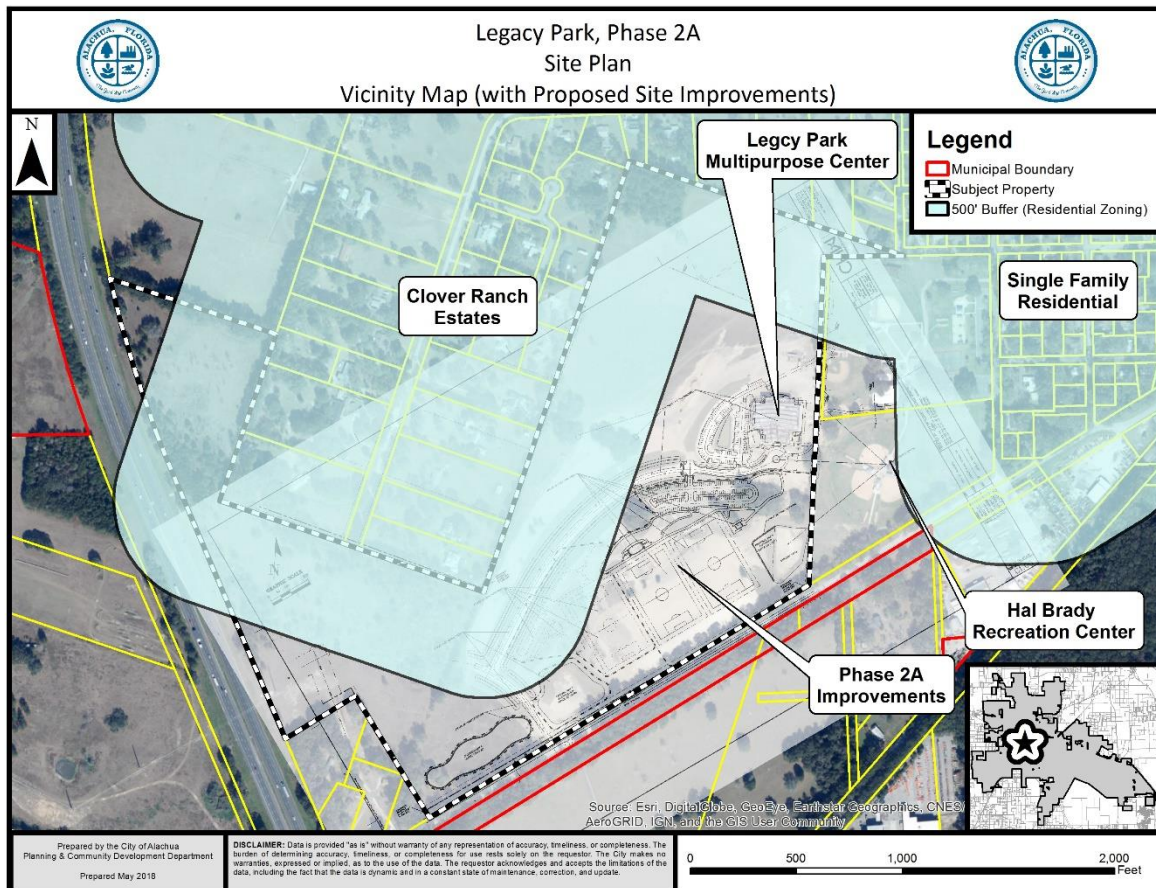
The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

COMPLIANCE WITH SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. The applicant has provided an analysis and response to each of the standards set forth in Section 6.6.3 of the LDRs.

Map 4. Vicinity Map with Proposed Site Improvements & 500 Foot Buffer from Residential Zoning Districts



6.6.3 Residential protection standards.

- (A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) *Hours of operation and deliveries.* Hours of operation and deliveries.

Evaluation & Findings: The applicant has indicated that typical facility operations will be comparable to those which presently occur at Legacy Park and the Hal Brady Recreation Center, and would typically conclude by 9 PM.

- (2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

Evaluation & Findings: The development proposed by the Phase 2A site plan places the proposed facilities in the location furthest from existing nearby residential areas. The proposed amphitheater, fields, and concessions / restroom building are not located within 500 feet of any residentially zoned lands (see Map 4). The existing tree line along CR 2054 (Peggy Road) will remain, serving as a buffer between proposed site improvements and the areas to the south.

- (3) *Placement of trash receptacles.* Placement of trash receptacles.

Evaluation & Findings: Trash receptacles are not proposed for Phase 2A. This phase will use the receptacles provided in Phase 1.

- (4) *Loading and delivery area.* Location of loading and delivery areas.

Evaluation & Findings: There are no loading / delivery areas associated with Phase 2A.

- (5) *Lighting.* Lighting location, intensity, and hours of illumination.

Evaluation & Findings: The applicant has submitted details of all proposed parking lot, sidewalk, building, and sports field lighting which demonstrate that the development proposed by Phase 2A would comply with the applicable criteria set forth in Section 6.4, Exterior Lighting Standards, of the City's LDRs. Proposed field lighting will not be within 500 feet of any residentially zoned lands. The photometric plans submitted with application materials indicate the field lighting will be designed to direct light to fall primarily within the field areas. In addition, detail of the proposed light fixtures that has been submitted with the application materials show that the proposed luminaires will use shielding to reduce glare in areas outside of the fields.

- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Evaluation & Findings: No vending machines, telephones or other similar outdoor services and activities are proposed by this site plan.

- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.

Evaluation & Findings: The proposed amphitheater, fields, and concessions / restroom building are not located within 500 feet of any residentially zoned lands (see Map 4). The existing tree line along CR 2054 (Peggy Road) will remain, serving as a buffer between proposed site improvements and the areas to the south. It may be appropriate for additional landscaping to be provided in future phases of development between Legacy Park site features and residential areas to the north, when development is proposed proximate (i.e., within 500 feet of) these residential areas.

- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

Evaluation & Findings: The proposed amphitheater structure would be the tallest structure proposed by this site plan. The architectural plans indicate the proposed amphitheater would be approximately 27 feet tall. The applicant has indicated that the proposed amphitheater would be approximately 25 feet below the average elevation of adjacent residential properties. Therefore, the visibility of the structure from residential areas should be minimal.

- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.

Evaluation & Findings: The proposed development would have no effect upon natural lighting and solar access to nearby residential lands.

- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

Evaluation & Findings: The proposed development is not expected to cause any obtrusive odors or fumes, given the nature of the proposed use.

- (11) *Paving and parking areas.* Paving to control dust.

Evaluation & Findings: All parking proposed within Phase 2A will be paved.

- (12) *Placement or configuration of site design.* Placement or configuration of site design.

Evaluation & Findings: As noted, the proposed amphitheater, fields, and concessions / restroom building are not located within 500 feet of any residentially zoned lands (see Map 4). Proposed development features have been sited in locations which would cause minimal impact to existing nearby development. The existing tree line along CR 2054 (Peggy Road) will remain, serving as a buffer between proposed site improvements and the areas to the south. Proposed field lighting will not be within 500 feet of any residentially zoned lands. The photometric plans submitted with application materials indicate the field lighting will be designed to direct light to fall primarily within the field areas. In addition, detail of the proposed light fixtures that has been submitted with the application materials show that the proposed luminaires will use shielding to reduce glare in areas outside of the fields.

- (B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

Evaluation & Findings: No structures proposed by this site plan would be within 100 feet of a residential zoning district or adjacent to residential uses.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
CR 2054 West	CR 2054 (from SR 235 to West City Limits)	4/D	County Maintained Collector (Urban)	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].

³ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation

Land Use ¹	AADT ²	AM Peak Hour ²	PM Peak Hour ²
Soccer Complex (ITE Code 488)	143 (71, 72)	2 (1, 1)	33 (16, 17)

¹ Source: ITE Trip Generation, 9th Edition.

² Formulas: AADT – 71.33 trips per field x 2 fields (50% entering/50% exiting); AM Peak Hour – 0.99 trips per field x 2 fields (53% entering/47% exiting); PM Peak Hour – 16.43 trips per field x 2 fields (48% entering/52% exiting.)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	CR 2054 West ¹
Average Annual Daily Trips	
Maximum Service Volume ²	15,120
Existing Traffic ³	1,774
Reserved Trips ⁴	1,338
Available Capacity ⁴	12,008
Increase/Decrease in Daily Trips Generated by Development	143
Residual Capacity After Development's Impacts⁵	11,865

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.

⁴ Source: City of Alachua July 2018 Development Monitoring Report.

⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Traffic System Category	CR 2054 West ¹
PM Peak Hour Trips	
Maximum Service Volume ²	1,359
Existing Traffic ³	169
Reserved Trips ⁴	133
Available Capacity ⁴	1,057
Increase/Decrease in PM Peak Hour Trips Generated by Development	33
Residual Capacity After Development's Impacts⁵	1,024

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.

⁴ Source: City of Alachua July 2018 Development Monitoring Report.

⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ²	36,867
Available Capacity	1,027,133
Projected Potable Water Demand from Application ³	510
Residual Capacity	1,026,623
Percentage of Permitted Design Capacity Utilized	55.36%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua July 2018 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code.	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ²	32,839
Available Capacity	780,161
Projected Sanitary Sewer Demand from Application ³	510
Residual Capacity	779,651
Percentage of Permitted Design Capacity Utilized	48.02%
Sources: ¹ City of Alachua Public Services Department, March 2015. ² City of Alachua July 2018 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code.	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,152	7,145.24
Reserved Capacity ²	4,633.55	845.62
Demand Generated by Application ³	21.92	4.0
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).		
2 City of Alachua July 2018 Development Monitoring Report.		
3 Estimated rate of 0.17 pounds per hour (based upon Comprehensive Plan demand rate per capita); 15 players per team x 2 hours per game x 2 teams per field x 2 fields		
4 New River Solid Waste Facility, April 2018.		

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"
TO
LEGACY PARK – PHASE 2A
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant acknowledges and agrees that the development shall meet the requirements of the Florida Fire Prevention Code.
2. The applicant agrees it shall obtain all applicable local, state, and federal permits before the commencement of the development.
3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

**EXHIBIT “B”
TO
LEGACY PARK – PHASE 2A
SITE PLAN
STAFF REPORT**

**SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD**

July 24, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Legacy Park Phase 2A

Dear Mr. Tabor,

All of our comments and questions have been addressed except we strongly recommend using a standard size pipe. A standard size would be less expensive, easier to connect to in the future, and less costly for repairs and maintenance. We also recommend that the backflow preventer be the same size as the water meter to reduce pressure losses.

Sincerely,

Caitlyn Drane, P.E.
Project Manager

Legacy Park Phase 2A - 7/18/18 Plans / Materials

From : Justin Tabor <jtabor@cityofalachua.com>

Thu, Jul 19, 2018 01:45 PM

Subject : Legacy Park Phase 2A - 7/18/18 Plans / Materials

To : Travis Hastay <travish@chw-inc.com>

Cc : Kathy Winburn <kwinburn@cityofalachua.com>, William DaRoza
<wi_daroza@cityofalachua.org>

Travis,

I've reviewed the plans for Legacy Park submitted yesterday, and there are a couple things to note to be corrected when submitting copies for the PZB Meeting (these copies will be needed July 31 - number of copies and format requirements can be found [here](#)). I expect to receive a response from EDA on Monday in reference to their confirmation that comments have been addressed, or any outstanding items. I'll forward their response upon receipt.

Please address the following for the next submittal:

- The field lighting Project Summary, Illumination Summary, and Equipment Layout on the CD were dated 13-Jun-18. The date of the document you had emailed over yesterday, which has additional information to address the requirements of the LDRs, is dated 12-Jul-18. Please make sure the latest version is submitted on the next CD.
- Please combine all plan sheets to a single PDF file. Also, there were 2 PDF files on the CD with older plan sets. Please make sure we get the final version of the plans.

Thanks.

Sincerely,

Justin Tabor, AICP

Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation

Monday - Thursday, 7:30 AM - 6:00 PM

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July 16, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Legacy Park Phase 2A

Dear Mr. Tabor,

Thank you for the opportunity to review the Legacy Park Phase 2A Site Plan. Please find my comments below:

Comments:

Stormwater Management System Report

1. The proposed basin, SMF-4, shown in the plans appears larger than the basin outline utilized by the geotechnical report by GSE, dated March 2018. Ensure that the difference in size from what is actually proposed and what was given to GSE does not affect the number of borings required. (i.e. Ensure that the number of borings meets SRWMD Section 3.4.1 "There shall be at least one boring per acre of the retention or detention pond. Boring should be spread out within the proposed area in order to obtain a reliable sampling." Per City of Alachua 6.9.3(7)(a), "Detention and retention systems shall be designed in conformance with the SRWMD's Surface Water Management Permitting Manual, as amended" and therefore, SRWMD criteria applies.)
2. *Per previous comment 1: Provide the average ground elevation utilized for determining the seasonal high-water table (SHWT) elevation and groundwater table elevation utilized in the ICPR model.* Specify the elevation that is used to calculate the seasonal high-water table elevation (SHWT) and the groundwater table elevation (GWT). The Stormwater Management System Report specifies how many feet below land surface the SHWT and the GWT are but does not list the elevation that the average ground elevation is at.

NFPA Required Fire Flow

1. From June 20, 2018 response letter:

1. The minimum required fire flow to be provided according to your calculation is greater than the available fire flow per the fire hydrant test. Coordinate with Public Services to determine compliance with fire protection.

- **A fire flow test has been requested for the existing on-site hydrant. Updated flow information and calculations will be submitted upon receipt of test results.**

Fire flow test results to be submitted. City of Alachua Public Services to make a determination on needed and provided fire flow if the fire flow test shows that the required fire flow is greater than the provided fire flow at the site.

Sheet C1.00

1. Add labels to plan sheet so that the plan sheet explains what is constructed in each phase.
 - a. Label the existing and proposed stormwater basins.
 - b. Label the existing and proposed structures.
 - c. Label the roadway with appropriate name.
2. Add phase boundary/reference lines for clarity of what is to be constructed in each phase.
3. What are the two squares in the northwestern portion of the plan? Add labels as appropriate.

Sheet C1.10

1. Adjust tree barricade for the 138" live oak to limits of canopy to the greatest extent possible to protect the tree during construction.

Sheet C2.10

1. Per previous comment 5: The slopes of the parking spaces have been regraded but the regrading has created low spots in the corners adjacent to the sidewalks where water could become trapped. Bird baths could occur in these areas. Review the grading to eliminate the potential for trapping water.
2. Per previous comment 7: It is understood that the pipe has been oversized. We still recommend selecting a standard pipe size for cost savings as 3" PVC is not a standard pipe size.
3. Add spot grades in the asphalt in front of the handicap parking spaces to demonstrate the slope of the asphalt.
4. Provide valves at the water service to the concession stand to provide the ability to isolate the concession stand.
5. Per previous comment 5: Cutting in a tee is an acceptable alternative as the water line can be isolated. Revise the fittings to match what is proposed. The

plans show a gate valve, water meter, and backflow preventer. Add a label for the gate valve and call out the the backflow preventer and the size of the backflow preventer. Show the temporary blow-off assembly.

Sheet C2.16

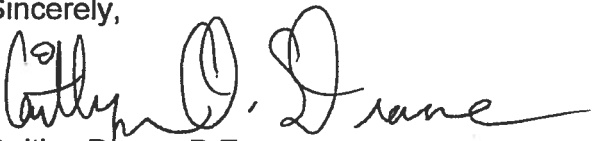
1. Ensure that the basin will not be short circuited by inlet S-46 and discharge S-49.

Sheet C2.30/C2.31/C2.32

1. Per previous comment 1: Provide radii and northing and eastings to the basin for constructability purposes. The response indicates labels have been added but there are not labels on the sheet.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,



Caitlyn Drane, P.E.
Project Manager



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 10, 2018

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Review of Revised Application & Materials, Dated June 26, 2018: Legacy Park Phase 2A – Site Plan

Dear Mr. Hastay:

On June 26, 2018, the City of Alachua received your revised application and materials for the Legacy Park Phase 2A Site Plan. The revised application and materials were submitted to address the comments issued at the project's Development Review Team (DRT) Meeting, held on June 6, 2018.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Wednesday, July 18, 2018**. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date.

Please address the following:

4. Section 6.4, Exterior Lighting Standards

- c. Is lighting proposed for the fields? If so, please provide materials to demonstrate compliance with Section 6.4.8.

Remaining Issues: Field lighting design referenced in the applicant's response letter was not provided. Design must be submitted for review and must address the requirements of Section 6.4.8.

- d. There are references on Sheet E-1 in the narrative and statistics table to the provisions of 30-6.12. Exterior Lighting Standards are set forth in Section 6.4 of the Land Development Regulations.

Remaining Issues: The references to "30-6.12" (photometric narrative) and "30-6.12(D)(1)(b)" (fixture schedule notes) were not removed from the plans.

- e. If any wall mounted lights are proposed on the concessions building, please identify the lighting and provide detail.

Remaining Issues: Provide detail of wall mounted light fixtures, such as a cut sheet, which demonstrates the wall-mounted fixtures comply with Section 6.4.4(A) (requires fully shielded luminaires, such as shoebox or can-style fixtures).

5. **Section 6.6, Residential Protection Standards**

- a. Please address the standards as set forth in Section 6.6.3(A), particularly subsections (1) (hours of operation), (2) (activities that may generate adverse impacts), (5) (lighting), (7) (landscaping) and (12) (placement/configuration of site).

Remaining Issues:

- (i) Throughout the applicant's review of the project's consistency with Section 6.6.3(A), responses should further address and elaborate upon the location of Phase 2A site improvements relative to existing nearby residential areas, particularly how site design addresses compatibility between nearby residential areas and proposed development.
- (ii) Response to 6.6.3(A)(2) should address the elevations of the Phase 2A site improvements relative to nearby residential areas as well as how the placement and configuration of the amphitheater structure and other Phase 2A site improvements would minimize potential impacts to nearby residential areas.
- (iii) Applicant must clarify the meaning of a "neighborhood-level" amphitheater. It is Staff's understanding the amphitheater is configured to allow for multiple types of events.
- (iv) Response to 6.6.3(A)(5) states, "if illuminated, onsite multipurpose fields will be lit at an intensity and time similar to the park's existing baseball fields, terminate around 9 pm, and be consistent with all applicable LDR lighting standards."
 - (a) The applicant elsewhere in application materials indicates that the fields will be lighted, therefore, the response to 6.6.3(A)(5) should correctly acknowledge that the fields will be lighted.
 - (b) The applicant must elaborate upon the "applicable LDR lighting standards" for field lighting, particularly Section 6.4.8.

9. **Outstanding Completeness Review Comments**

- a. **Site Plan Attachment #3: Fire Department Access and Water Supply.**
Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.

Remaining Issues: Provide updated test results once testing has been completed. (**NOTE:** Test results are subject to review and approval by Public Services and Alachua County Fire Rescue.)

10. **Public Services / Fire Rescue / Engineering Review Comments**

- a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director.

Comment: Response to the revised application materials provided by Public Services to be transmitted to applicant under separate cover

- b. The applicant must address the comments provided by Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated June 4, 2018.

Comment: Response to the revised application materials provided by EDA to be transmitted to applicant under separate cover.

- c. Review by Alachua County Fire Rescue is pending receipt of available water system flow. Comments will be provided upon receipt of such documentation and review by Alachua County Fire Rescue Staff.

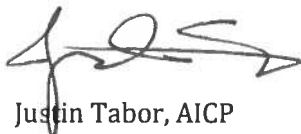
Comment: As stated during the DRT Meeting, review by Alachua County Fire Rescue is pending receipt of available water system flow. Comments will be provided upon receipt of such documentation and review by Alachua County Fire Rescue Staff.

Additional Comments: 6/26/18 Revised Application & Materials

1. Applicant's response letter states the proposed parking spaces will be paved, however, the plans depict stabilized grass parking (except for handicap spaces). Please clarify and correct the plans if needed.
2. Sheet LS-1: Table 6.2-3 establishes the number of tree credits given for each preserved tree based upon the size of the tree (measured in DBH). For trees 1 – 26, the credit allocated for each tree is inconsistent with the credit given by Table 6.2-3. Please correct tree credit calculations to be consistent with the credit for preserved trees as set forth in Table 6.2-3, and revise landscape plans as needed.
3. Sheet C1.00: Should "Phase 3 Construction" be labelled as "Phase 2B construction"?
4. Sheet C1.10 references landscape plans for detail of removable bollards. Detail not provided in landscape plans.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

cc: Adam Boukari, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Mike DaRoza, Communications & Executive Project Manager *(by electronic mail)*
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 6, 2018

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for: Legacy Park Phase 2A – Site Plan

Dear Mr. Hastay:

The application referenced above was reviewed at our June 6, 2018 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, June 14, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

As discussed at the DRT Meeting, please address the following insufficiencies:

1. Section 6.1, Off-Street Parking and Loading Standards

- a. Sheet C0.00 states a total of 150 unpaved parking spaces are proposed, and 4 accessible parking spaces are proposed for Phase 2A.
 - i. Please clarify total number of parking spaces. Sheet C0.00 states "150 unpaved parking spaces", but this number appears to include the 4 accessible (and thus, paved) parking spaces.
 - ii. Per Table 6.1-5, 5 accessible spaces are required for parking lots with 101 – 150 total spaces, and 6 accessible spaces are required for parking lots with 151 – 200 total spaces. Therefore, 1 or 2 additional accessible spaces, depending upon the total count of parking spaces, are required.

2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Sheet LS-3 depicts a number of trees (1-3, 7, 10, 14, 16, 24, 25, 27, 35) which may be within the right-of-way of CR 2054 and are shown for credit within the tree credit table. Trees used for credit must be located on the subject property. Revise tree credit calculations and landscaping calculations accordingly.

- b. Sheet LS-3 depicts an existing 10" live oak within the area of the west field. Please confirm whether any regulated, heritage, or champion trees are to be removed, and if so, provide mitigation in accordance with Section 6.2.1.
 - c. Grading, Drainage and Utility Plan sheets (C2.00 – C2.16) do not show all existing trees (for example, there are existing trees in the northern area of east field, as shown on Sheet LS-2). Please ensure plan sheets show all existing trees, including those to be removed and those to be preserved.
 - d. Please ensure all existing / natural trees, both to be removed and to be preserved, are clearly visible on landscape plan sheets.
 - e. Parking lot perimeter landscaping is required along the south perimeter of the parking lot, from east of accessible spaces to the sidewalk connecting the parking lot area to the concession stand, and around the perimeter of each end of the parking lot. Provide continuous row of shrubs and revise parking lot perimeter length and calculations on Sheet LS-1.
 - f. Parking lot perimeter canopy tree calculations state 33 canopy trees are required and provided. It appears that approximately only 23 trees are provided.
 - g. Parking lot perimeter understory tree calculations state 17 canopy trees are required and provided. It appears that approximately only 12 trees are provided.
 - h. Eight (8) understory trees are required per acre for site landscaping requirement. Calculations note 143 trees are required, but only 18 are proposed. Note there are no provisions to credit 'existing dense vegetation' to meet tree requirements.
 - i. If any waste receptacles are proposed, identify location and screening in accordance with Section 6.2.3(D).
3. Section 6.3, Fencing Standards
- a. Please confirm if a fence is proposed along CR 2054. If so, note the requirements of Section 6.3.4, particularly 6.3.4(A)(4).
4. Section 6.4, Exterior Lighting Standards
- a. Maximum footcandles within a parking lot (5 footcandles) per Section 6.4.4(C)(2) is exceeded under all PL3T fixtures. Statistics table notes maximum footcandles is 7.2.
 - b. Uniformity ratio (maximum to minimum) per Section 6.4.4(E) is 10:1. Statistics table notes max/min ratio of 14.4:1.
 - c. Is lighting proposed for the fields? If so, please provide materials to demonstrate compliance with Section 6.4.8.
 - d. There are references on Sheet E-1 in the narrative and statistics table to the provisions of 30-6.12. Exterior Lighting Standards are set forth in Section 6.4 of the Land Development Regulations.
 - e. If any wall mounted lights are proposed on the concessions building, please identify the lighting and provide detail.
 - f. Are any pedestrian level lights proposed along sidewalks? Some lights are provided along sidewalks of the Phase 1 area.
5. Section 6.6, Residential Protection Standards
- a. Please address the standards as set forth in Section 6.6.3(A), particularly subsections (1) (hours of operation), (2) (activities that may generate adverse impacts), (5) (lighting), (7) (landscaping) and (12) (placement/configuration of site).
6. Concurrency Impact Analysis
- a. SR 235 from 235/241 intersection to US 441 and CR 235 are identified in the Concurrency Impact Analysis as affected roadway segments. These roadway segments are not within ½ mile of the project, and as such, are not affected roadway segments.

- b. Footnote 2 to Table 4 provides a narrative as to how solid waste generation is estimated, however, this figure represents the same demand generated by an individual for a residential unit for an entire day per the Comprehensive Plan standard (0.73 tons per person per year) and is likely an overestimation of solid waste generation.
 - c. In Table 5b, please clarify the existing acreage of Legacy Park Phase 1 and the acreage which would be added by Phase 2B. Also further clarify there are no recreation impacts, but rather enhancements to available acreage.
7. Comprehensive Plan Consistency Analysis
- a. Revise response to Objective 1.1., Transportation Element, and Policies 1.1.d, 2.1.a, and 4.1.c, CFNGAR Element, to reflect updates to the Concurrency Impact Analysis.
8. Miscellaneous / General Comments
- a. ADA accessible viewing area should be provided along an ADA compliant sidewalk for the amphitheater viewing area.
 - b. Sheet C1.10: Riprap shown SE of bathroom/concessions building but no other stormwater detail shown on this sheet.
 - c. Sheet C1.10: Please address how the sidewalk along the north side of the access drive into the site (south of the existing paved parking lot) will connect to this phase and to future phases.
9. Outstanding Completeness Review Comments
- a. **Site Plan Attachment #3:** Fire Department Access and Water Supply.
Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.
Action Needed to Address Deficiency: Provide updated test results once the testing has been completed.
10. Public Services / Fire Rescue / Engineering Review Comments
- a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director.
 - b. The applicant must address the comments provided by Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated June 4, 2018.
 - c. Review by Alachua County Fire Rescue is pending receipt of available water system flow. Comments will be provided upon receipt of such documentation and review by Alachua County Fire Rescue Staff.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Letter from Caitlyn Drane, of EDA Engineers – Surveyors – Planners, Inc., dated June 4, 2018

cc: Adam Boukari, Assistant City Manager (by electronic mail)
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Adam Hall, AICP, Planner (by electronic mail)
Mike DaRoza, Communications & Executive Project Manager (by electronic mail)
Project File

June 4, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Legacy Park Phase 2A

Dear Mr. Tabor,

Thank you for the opportunity to review the Legacy Park Phase 2A Site Plan. Please find my comments below:

Comments:

Stormwater Management System Report

1. Provide description and details of geotechnical parameters utilized. There does not appear to be any borings in the location of Basin SMF-4. Provide borings as required by SRWMD. Provide the average ground elevation utilized for determining the seasonal high water table (SHWT) elevation and groundwater table elevation utilized in the ICPR model.
2. Provide assurance that the combined post-development discharge rate and volume for post-development watersheds 2B and 2A do not exceed pre-development discharge rate and volume for watershed 2 (Peggy Road West) discharge. Ensure that the existing culvert will not be negatively impacted and provides sufficient capacity for the proposed stormwater runoff.
3. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road West discharge rates and volumes.
4. Provide assurance that the combined post-development discharge rate and volume for post-development watershed 3A and 3C do not exceed the pre-development discharge rate and volume for pre-development watershed 3 (Peggy Road East).
5. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road East discharge rates and volumes.
6. Provide pipe sizing calculations to demonstrate adequate pipe capacity.

NFPA Required Fire Flow

1. The minimum required fire flow to be provided according to your calculation is greater than the available fire flow per the fire hydrant test. Coordinate with Public Services to determine compliance with fire protection.
2. The Needed Fire Flow Calculations need to be signed and sealed.

Meter Sizing Calculations

1. Meter sizing calculations need to be signed and sealed.
2. The *City of Alachua Requirements for Design & Construction Manual* requires the water meter sizing to be per AWWA meter sizing calculations. The method cited on your calculations says AWWA Manual M22 – Sizing Water Service Lines and Meters (2nd Edition) but looks more like a combination of 64E and the old E.R.C. method GRU used to utilize. The AWWA method sizes water meters utilizing fixture counts. Provide revised water meter calculations.

Sheet C0.00

1. Add a Master site plan showing how Phase 2A connects to Phase 1 for site layout clarification.

Sheet C0.10

1. Update Note 8 of Water and Wastewater General Notes to match FAC 62-555. FAC 62-555 requires "New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, *between the outside of the water main and the outside of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.*"

Sheet C1.10

1. Add radii, dimensions, northing and eastings to sidewalk for constructability. For example, add radii to the curved sidewalk from the handicapped parking to the main sidewalk.
2. Add dimensions to the sidewalk ramps. Call out the type of ramp per the appropriate FDOT Index.
3. Why is the tree clouded? Remove cloud from proposed plans.

4. The northings and eastings are in odd locations on the amphitheater. They do not call out a specific corner of the building. Review the locations to make them usable for laying out the site.
5. Why does the sidewalk transition (going west across the sheet) from 11-ft in front of the ADA spaces to 7-ft then to 10-ft in front of the live oak tree?

Sheet C2.10

1. Review the grades of the handicap spaces. There is a spot that appears to be greater than 2%.
2. Review the cross slope of the proposed sidewalks. There are areas that exceed 2%. (ex. Portions of the sidewalk have cross slopes of 5.86% and 7.57%)
3. Is the intent to have a 6" step up sidewalk? Review the grading as there is an area near the handicap spaces that is less than 6". (i.e. 118.31 spot in asphalt and 118.40 spot on sidewalk)
4. Add additional spot grades to the proposed handicap ramps. Show that the sidewalk ramps meet ADA requirements.
5. Review and revise the grades in the proposed pervious parking spaces. There appears to be areas that the slope is between 8% to 14%. These are not ideal slopes in parking spaces as car doors will close. Parking space slopes should be less than 8%.
6. Is the intent to have inverted crown within the drive aisle? Provide additional spot grades detailing the proposed grading.
7. 3" PVC is not a standard pipe size for potable water services. We recommend reviewing the pipe size and providing a standard size for cost savings.
8. Ensure that there is not a conflict at the storm and potable water crossing. Provide a water crossing detail.
9. Call out fittings for the water service. Why are bends not shown or labeled?
10. Determine and label the typical slope to the fields.

Sheet C2.11

1. Revise spot grades that show a "??" with real spot grades.

2. Provide the existing spot grades that the proposed sidewalk will tie into to ensure the slopes meet ADA requirements.
3. Add a backflow preventer after the water meter.
4. Add gate valves to the water service to allow for the ability to isolate the proposed service during and after construction.
5. Is the water main existing? Revise the fittings selected to connect to the existing main. We recommend calling out a 6" tapping tee with valve and a 3" tapped plug.
6. Why are you saving a dead 54" live oak?
7. Review plans for callout overlap to make plans more legible.
8. Ensure that there are not conflicts at the storm and potable water crossings.
9. Ensure that there is not a conflict at the potable water service and sewer lateral crossing.
10. Review grades within proposed parking spaces to ensure that the grades do not exceed 8%.
11. How are you providing fire protection? Per the City of Alachua Design Construction Requirements (COA DCR), "The number of fire hydrants required for a project will be determined based on the fire flow demand calculations. One hydrant will be required for each 1,000 gpm of demand, with at least one hydrant located within 500-feet of the most remote point of the building, as the fire truck drives. The remaining hydrants shall be located within 1,000-feet of the most remote point of the building, as the fire truck drives." Demonstrate that no portion of the building is greater than 500-ft to a fire hydrant as the truck travels.
12. Note: Electric design was not reviewed as part of this review.

Sheet C2.12

1. Provide a detail for the 3" blow off.
2. Provide valves to be able to isolate the hose bib.
3. Provide additional spot grades to the sidewalk near the amphitheater to ensure ADA compliance.

Sheet C2.16

1. Ensure that the basin construction will not damage the existing underground electric lines.
2. Label the proposed concrete dissipater within the existing swale.

Sheet C2.20

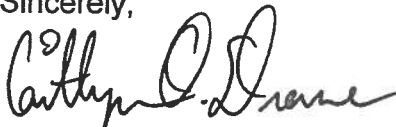
1. Revise the Handicap Parking & Ramp Detail to match the proposed conditions.

Sheet C2.30/C2.31/C2.32

1. Provide radii and northing and eastings to the basin for constructability purposes.
2. The riprap details show sumps but the basin details do not. Are sumps proposed?
3. Label the maintenance path around the basin.
4. Label the weir dimensions for the discharge structure, S-52, on the S-52 Type 'C' Outfall Detail.
5. Label existing storm structures shown on basin sheets.
6. Add the vertical dimension to the orifice window on the modified discharge structure, S-32.
7. Add the vertical dimension to the orifice window on the modified discharge structure, S-24.
8. Add the vertical dimension to the orifice window on the discharge structure, S-49.
9. Will the proposed basins be undercut as recommended in the Geotechnical Report? If yes, provide undercut details.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,

A handwritten signature in black ink, appearing to read "Caitlyn Drane".

Caitlyn Drane, P.E.
Project Engineer

Project Name: Legacy Park Phase 2A Site Plan

Meeting Date: June 6, 2018 (Applicant DRT)

Project Name: Legacy Park Phase 2A Site Plan

Meeting Date: June 6, 2018 (Applicant DRT)

Meeting Date: June 6, 2018 (Applicant DRT)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Legacy Park, Phase 2A

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: City of Alachua

AGENT: Travis Hastay, PE, Causseaux, Hewett, & Walpole, Inc.

DRT MEETING DATE: June 6, 2018

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Recreation

ZONING: Governmental Facilities (GF)

OVERLAY: N/A

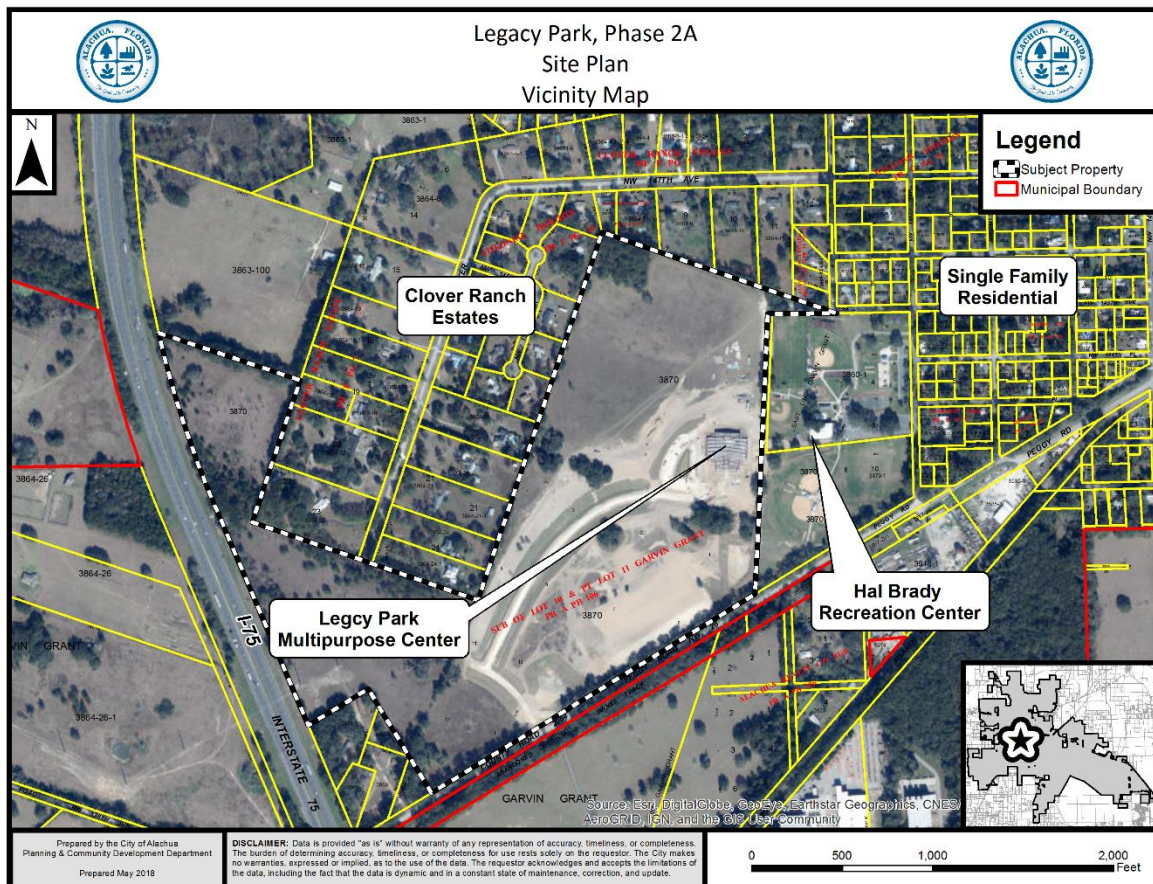
ACREAGE: ±105.68 acres

PROJECT AREA: ±17.83 acres

PARCEL: 03870-000-000

PROJECT SUMMARY: A request a Site Plan for the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **4:00 PM on Thursday, June 14, 2018.**



Deficiencies to be Addressed

1. Section 6.1, Off-Street Parking and Loading Standards

- a. Sheet C0.00 states a total of 150 unpaved parking spaces are proposed, and 4 accessible parking spaces are proposed for Phase 2A.
 - i. Please clarify total number of parking spaces. Sheet C0.00 states “150 unpaved parking spaces”, but this number appears to include the 4 accessible (and thus, paved) parking spaces.
 - ii. Per Table 6.1-5, 5 accessible spaces are required for parking lots with 101 – 150 total spaces, and 6 accessible spaces are required for parking lots with 151 – 200 total spaces. Therefore, 1 or 2 additional accessible spaces, depending upon the total count of parking spaces, are required.

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- a. Sheet LS-3 depicts a number of trees (1-3, 7, 10, 14, 16, 24, 25, 27, 35) which may be within the right-of-way of CR 2054 and are shown for credit within the tree credit table. Trees used for credit must be located on the subject property. Revise tree credit calculations and landscaping calculations accordingly.
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- c. Grading, Drainage and Utility Plan sheets (C2.00 – C2.16) do not show all existing trees (for example, there are existing trees in the northern area of east field, as shown on Sheet LS-2). Please ensure plan sheets show all existing trees, including those to be removed and those to be preserved.
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- i. If any waste receptacles are proposed, identify location and screening in accordance with Section 6.2.3(D).

3. Section 6.3, Fencing Standards

- a. Please confirm if a fence is proposed along CR 2054. If so, note the requirements of Section 6.3.4, particularly 6.3.4(A)(4).

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 - b. Uniformity ratio (maximum to minimum) per Section 6.4.4(E) is 10:1. Statistics table notes max/min ratio of 14.4:1.
 - c. Is lighting proposed for the fields? If so, please provide materials to demonstrate compliance with Section 6.4.8.
 - d. There are references on Sheet E-1 in the narrative and statistics table to the provisions of 30-6.12. Exterior Lighting Standards are set forth in Section 6.4 of the Land Development Regulations.
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 - f. Are any pedestrian level lights proposed along sidewalks? Some lights are provided along sidewalks of the Phase 1 area.
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9. Outstanding Completeness Review Comments

a. **Site Plan Attachment #3:** Fire Department Access and Water Supply.

Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.

Action Needed to Address Deficiency: Provide updated test results once the testing has been completed.

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a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director.

b. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated June 4, 2018.

c. Review by Alachua County Fire Rescue is pending receipt of available water system flow. Comments will be provided upon receipt of such documentation and review by Alachua County Fire Rescue Staff.

June 4, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Legacy Park Phase 2A

Dear Mr. Tabor,

Thank you for the opportunity to review the Legacy Park Phase 2A Site Plan. Please find my comments below:

Comments:

Stormwater Management System Report

1. Provide description and details of geotechnical parameters utilized. There does not appear to be any borings in the location of Basin SMF-4. Provide borings as required by SRWMD. Provide the average ground elevation utilized for determining the seasonal high water table (SHWT) elevation and groundwater table elevation utilized in the ICPR model.
2. Provide assurance that the combined post-development discharge rate and volume for post-development watersheds 2B and 2A do not exceed pre-development discharge rate and volume for watershed 2 (Peggy Road West) discharge. Ensure that the existing culvert will not be negatively impacted and provides sufficient capacity for the proposed stormwater runoff.
3. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road West discharge rates and volumes.
4. Provide assurance that the combined post-development discharge rate and volume for post-development watershed 3A and 3C do not exceed the pre-development discharge rate and volume for pre-development watershed 3 (Peggy Road East).
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6. Provide pipe sizing calculations to demonstrate adequate pipe capacity.

NFPA Required Fire Flow

1. The minimum required fire flow to be provided according to your calculation is greater than the available fire flow per the fire hydrant test. Coordinate with Public Services to determine compliance with fire protection.
2. The Needed Fire Flow Calculations need to be signed and sealed.

Meter Sizing Calculations

1. Meter sizing calculations need to be signed and sealed.
2. The *City of Alachua Requirements for Design & Construction* Manual requires the water meter sizing to be per AWWA meter sizing calculations. The method cited on your calculations says AWWA Manual M22 – Sizing Water Service Lines and Meters (2nd Edition) but looks more like a combination of 64E and the old E.R.C. method GRU used to utilize. The AWWA method sizes water meters utilizing fixture counts. Provide revised water meter calculations.

Sheet C0.00

1. Add a Master site plan showing how Phase 2A connects to Phase 1 for site layout clarification.

Sheet C0.10

1. Update Note 8 of Water and Wastewater General Notes to match FAC 62-555. FAC 62-555 requires “New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, *between the outside of the water main and the outside* of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.”

Sheet C1.10

1. Add radii, dimensions, northing and eastings to sidewalk for constructability. For example, add radii to the curved sidewalk from the handicapped parking to the main sidewalk.
2. Add dimensions to the sidewalk ramps. Call out the type of ramp per the appropriate FDOT Index.
3. Why is the tree clouded? Remove cloud from proposed plans.

4. The northings and eastings are in odd locations on the amphitheater. They do not call out a specific corner of the building. Review the locations to make them usable for laying out the site.
5. Why does the sidewalk transition (going west across the sheet) from 11-ft in front of the ADA spaces to 7-ft then to 10-ft in front of the live oak tree?

Sheet C2.10

1. Review the grades of the handicap spaces. There is a spot that appears to be greater than 2%.
2. Review the cross slope of the proposed sidewalks. There are areas that exceed 2%. (ex. Portions of the sidewalk have cross slopes of 5.86% and 7.57%)
3. Is the intent to have a 6" step up sidewalk? Review the grading as there is an area near the handicap spaces that is less than 6". (i.e. 118.31 spot in asphalt and 118.40 spot on sidewalk)
4. Add additional spot grades to the proposed handicap ramps. Show that the sidewalk ramps meet ADA requirements.
5. Review and revise the grades in the proposed pervious parking spaces. There appears to be areas that the slope is between 8% to 14%. These are not ideal slopes in parking spaces as car doors will close. Parking space slopes should be less than 8%.
6. Is the intent to have inverted crown within the drive aisle? Provide additional spot grades detailing the proposed grading.
7. 3" PVC is not a standard pipe size for potable water services. We recommend reviewing the pipe size and providing a standard size for cost savings.
8. Ensure that there is not a conflict at the storm and potable water crossing. Provide a water crossing detail.
9. Call out fittings for the water service. Why are bends not shown or labeled?
10. Determine and label the typical slope to the fields.

Sheet C2.11

1. Revise spot grades that show a "???" with real spot grades.

2. Provide the existing spot grades that the proposed sidewalk will tie into to ensure the slopes meet ADA requirements.
3. Add a backflow preventer after the water meter.
4. Add gate valves to the water service to allow for the ability to isolate the proposed service during and after construction.
5. Is the water main existing? Revise the fittings selected to connect to the existing main. We recommend calling out a 6" tapping tee with valve and a 3" tapped plug.
6. Why are you saving a dead 54" live oak?
7. Review plans for callout overlap to make plans more legible.
8. Ensure that there are not conflicts at the storm and potable water crossings.
9. Ensure that there is not a conflict at the potable water service and sewer lateral crossing.
10. Review grades within proposed parking spaces to ensure that the grades do not exceed 8%.
11. How are you providing fire protection? Per the City of Alachua Design Construction Requirements (COA DCR), "The number of fire hydrants required for a project will be determined based on the fire flow demand calculations. One hydrant will be required for each 1,000 gpm of demand, with at least one hydrant located within 500-feet of the most remote point of the building, as the fire truck drives. The remaining hydrants shall be located within 1,000-feet of the most remote point of the building, as the fire truck drives." Demonstrate that no portion of the building is greater than 500-ft to a fire hydrant as the truck travels.
12. Note: Electric design was not reviewed as part of this review.

Sheet C2.12

1. Provide a detail for the 3" blow off.
2. Provide valves to be able to isolate the hose bib.
3. Provide additional spot grades to the sidewalk near the amphitheater to ensure ADA compliance.

Sheet C2.16

1. Ensure that the basin construction will not damage the existing underground electric lines.
2. Label the proposed concrete dissipater within the existing swale.

Sheet C2.20

1. Revise the Handicap Parking & Ramp Detail to match the proposed conditions.

Sheet C2.30/C2.31/C2.32

1. Provide radii and northing and eastings to the basin for constructability purposes.
2. The riprap details show sumps but the basin details do not. Are sumps proposed?
3. Label the maintenance path around the basin.
4. Label the weir dimensions for the discharge structure, S-52, on the S-52 Type 'C' Outfall Detail.
5. Label existing storm structures shown on basin sheets.
6. Add the vertical dimension to the orifice window on the modified discharge structure, S-32.
7. Add the vertical dimension to the orifice window on the modified discharge structure, S-24.
8. Add the vertical dimension to the orifice window on the discharge structure, S-49.
9. Will the proposed basins be undercut as recommended in the Geotechnical Report? If yes, provide undercut details.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,



Caitlyn Drane, P.E.
Project Engineer

Development Review Team (DRT) Meeting

Meeting Date: June 5, 2018 (Staff DRT)

Name

Email

Mailing Address

Phone

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Legacy Park, Phase 2A

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: City of Alachua

AGENT: Travis Hastay, PE, Causseaux, Hewett, & Walpole, Inc.

DRT MEETING DATE: June 5, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Recreation

ZONING: Governmental Facilities (GF)

OVERLAY: N/A

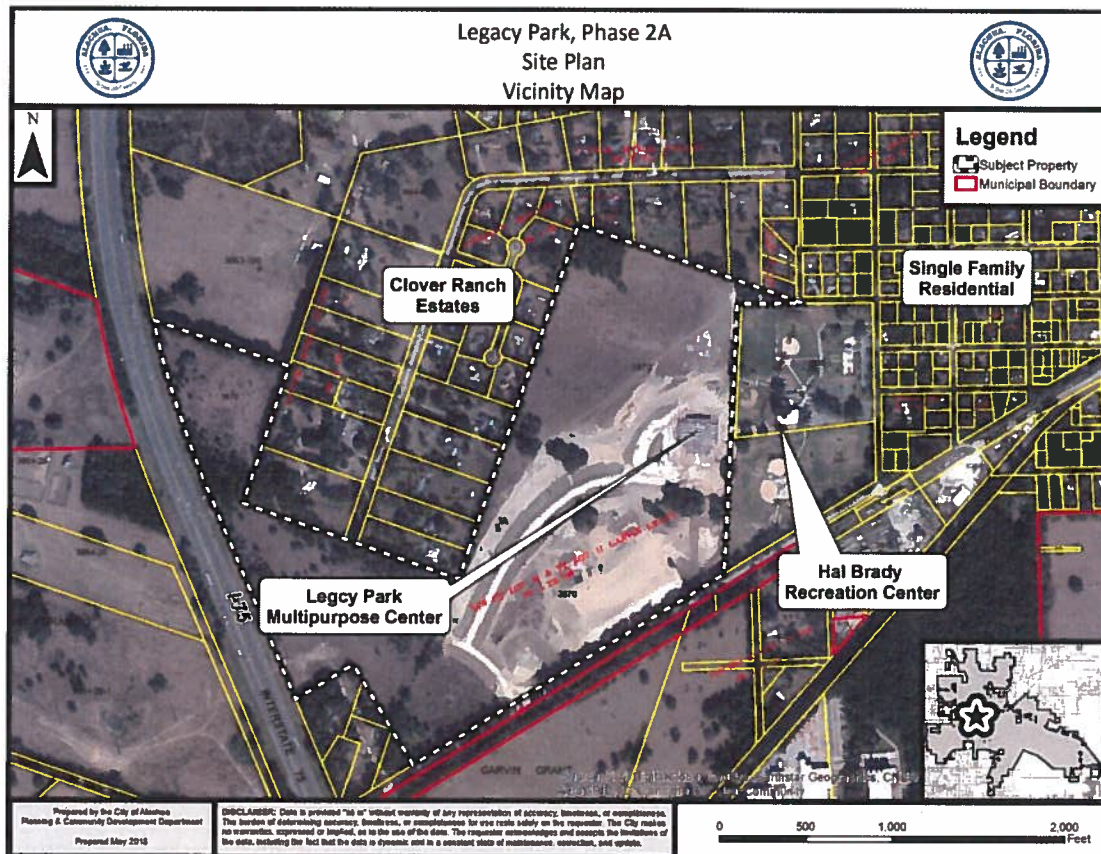
ACREAGE: ±105.68 acres

PROJECT AREA: ±17.83 acres

PARCEL: 03870-000-000

PROJECT SUMMARY: A request a Site Plan for the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 4:00 PM on Thursday, June 14, 2018.



Deficiencies to be Addressed

1. Section 6.1, Off-Street Parking and Loading Standards

- a. Sheet C0.00 states a total of 150 unpaved parking spaces are proposed, and 4 accessible parking spaces are proposed for Phase 2A.
 - i. Please clarify total number of parking spaces. Sheet C0.00 states "150 unpaved parking spaces", but this number appears to include the 4 accessible (and thus, paved) parking spaces.
 - ii. Per Table 6.1-5, 5 accessible spaces are required for parking lots with 101 – 150 total spaces, and 6 accessible spaces are required for parking lots with 151 – 200 total spaces. Therefore, 1 or 2 additional accessible spaces, depending upon the total count of parking spaces, are required.

2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Sheet LS-3 depicts a number of trees (1-3, 7, 10, 14, 16, 24, 25, 27, 35) which may be within the right-of-way of CR 2054 and are shown for credit within the tree credit table. Trees used for credit must be located on the subject property. Revise tree credit calculations and landscaping calculations accordingly.
- b. Sheet LS-3 depicts an existing 10" live oak within the area of the west field. Please confirm whether any regulated, heritage, or champion trees are to be removed, and if so, provide mitigation in accordance with Section 6.2.1.
- c. Grading, Drainage and Utility Plan sheets (C2.00 – C2.16) do not show all existing trees (for example, there are existing trees in the northern area of east field, as shown on Sheet LS-2). Please ensure plan sheets show all existing trees, including those to be removed and those to be preserved.
- d. Please ensure all existing / natural trees, both to be removed and to be preserved, are clearly visible on landscape plan sheets.
- e. Parking lot perimeter landscaping is required along the south perimeter of the parking lot, from east of accessible spaces to the sidewalk connecting the parking lot area to the concession stand, and around the perimeter of each end of the parking lot. Provide continuous row of shrubs and revise parking lot perimeter length and calculations on Sheet LS-1.
- f. Parking lot perimeter canopy tree calculations state 33 canopy trees are required and provided. It appears that approximately only 23 trees are provided.
- g. Parking lot perimeter understory tree calculations state 17 canopy trees are required and provided. It appears that approximately only 12 trees are provided.
- h. Eight (8) understory trees are required per acre for site landscaping requirement. Calculations note 143 trees are required, but only 18 are proposed. Note there are no provisions to credit 'existing dense vegetation' to meet tree requirements.
- i. If any waste receptacles are proposed, identify location and screening in accordance with Section 6.2.3(D).

3. Section 6.3, Fencing Standards

- a. Please confirm if a fence is proposed along CR 2054. If so, note the requirements of Section 6.3.4, particularly 6.3.4(A)(4).

4. Section 6.4, Exterior Lighting Standards

- a. Maximum footcandles within a parking lot (5 footcandles) per Section 6.4.4(C)(2) is exceeded under all PL3T fixtures. Statistics table notes maximum footcandles is 7.2.
- b. Uniformity ratio (maximum to minimum) per Section 6.4.4(E) is 10:1. Statistics table notes max/min ratio of 14.4:1.
- c. Is lighting proposed for the fields? If so, please provide materials to demonstrate compliance with Section 6.4.8.
- d. There are references on Sheet E-1 in the narrative and statistics table to the provisions of 30-6.12. Exterior Lighting Standards are set forth in Section 6.4 of the Land Development Regulations.
- e. If any wall mounted lights are proposed on the concessions building, please identify the lighting and provide detail.
- f. Are any pedestrian level lights proposed along sidewalks? Some lights are provided along sidewalks of the Phase 1 area.

5. Section 6.6, Residential Protection Standards

- a. Please address the standards as set forth in Section 6.6.3(A), particularly subsections (1), (2), (5), (6), (7) and (12).

6. Concurrency Impact Analysis

- a. SR 235 from 235/241 intersection to US 441 and CR 235 are identified in the Concurrency Impact Analysis as affected roadway segments. These roadway segments are not within ½ mile of the project, and as such, are not affected roadway segments.
- b. Footnote 2 to Table 4 provides a narrative as to how solid waste generation is estimated, however, this figure represents the same demand generated by an individual for a residential unit for an entire day per the Comprehensive Plan standard (0.73 tons per person per year) and is likely an overestimation of solid waste generation.
- c. Please clarify in the Table 5b the existing acreage of Legacy Park and the acreage to be added. Also further clarify there are no recreation impacts, but rather enhancements to available acreage.

7. Comprehensive Plan Consistency Analysis

- a. Revise response to Objective 1.1., Transportation Element, and Policies 1.1.d, 2.1.a, and 4.1.c, CFNGAR Element, to reflect updates to the Concurrency Impact Analysis.

8. Miscellaneous / General Comments

- a. ADA accessible viewing area should be provided along an ADA compliant sidewalk for the amphitheater viewing area.
- b. Sheet C1.10: Riprap shown SE of bathroom/concessions building but no other stormwater detail shown.
- c. Sheet C1.10: Please address how the sidewalk along the north side of the access drive into the site (south of the existing paved parking lot) will connect to this phase and to future phases.

9. Outstanding Completeness Review Comments

a. **Site Plan Attachment #3:** Fire Department Access and Water Supply.

Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.

Action Needed to Address Deficiency: Provide updated test results once the testing has been completed.

10. Public Services / Fire Rescue / Engineering Review Comments

a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director.

b. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated June 4, 2018.

c. Review by Alachua County Fire Rescue is pending receipt of available water system flow. Comments will be provided upon receipt of such documentation and review by Alachua County Fire Rescue Staff.

June 4, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Legacy Park Phase 2A

Dear Mr. Tabor,

Thank you for the opportunity to review the Legacy Park Phase 2A Site Plan. Please find my comments below:

Comments:

Stormwater Management System Report

1. Provide description and details of geotechnical parameters utilized. There does not appear to be any borings in the location of Basin SMF-4. Provide borings as required by SRWMD. Provide the average ground elevation utilized for determining the seasonal high water table (SHWT) elevation and groundwater table elevation utilized in the ICPR model.
2. Provide assurance that the combined post-development discharge rate and volume for post-development watersheds 2B and 2A do not exceed pre-development discharge rate and volume for watershed 2 (Peggy Road West) discharge. Ensure that the existing culvert will not be negatively impacted and provides sufficient capacity for the proposed stormwater runoff.
3. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road West discharge rates and volumes.
4. Provide assurance that the combined post-development discharge rate and volume for post-development watershed 3A and 3C do not exceed the pre-development discharge rate and volume for pre-development watershed 3 (Peggy Road East).
5. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road East discharge rates and volumes.
6. Provide pipe sizing calculations to demonstrate adequate pipe capacity.

NFPA Required Fire Flow

1. The minimum required fire flow to be provided according to your calculation is greater than the available fire flow per the fire hydrant test. Coordinate with Public Services to determine compliance with fire protection.
2. The Needed Fire Flow Calculations need to be signed and sealed.

Meter Sizing Calculations

1. Meter sizing calculations need to be signed and sealed.
2. The *City of Alachua Requirements for Design & Construction* Manual requires the water meter sizing to be per AWWA meter sizing calculations. The method cited on your calculations says AWWA Manual M22 – Sizing Water Service Lines and Meters (2nd Edition) but looks more like a combination of 64E and the old E.R.C. method GRU used to utilize. The AWWA method sizes water meters utilizing fixture counts. Provide revised water meter calculations.

Sheet C0.00

1. Add a Master site plan showing how Phase 2A connects to Phase 1 for site layout clarification.

Sheet C0.10

1. Update Note 8 of Water and Wastewater General Notes to match FAC 62-555. FAC 62-555 requires "New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, *between the outside of the water main and the outside* of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C."

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Sheet C2.30/C2.31/C2.32

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7. Add the vertical dimension to the orifice window on the modified discharge structure, S-24.
8. Add the vertical dimension to the orifice window on the discharge structure, S-49.
9. Will the proposed basins be undercut as recommended in the Geotechnical Report? If yes, provide undercut details.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,

A handwritten signature in black ink, appearing to read "Caitlyn Drane".

Caitlyn Drane, P.E.
Project Engineer



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 23, 2018

VIA HAND DELIVERY

Mr. Sergio Reyes, P.E.
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Legacy Park Phase 2A Site Plan

Dear Mr. Reyes:

The City of Alachua Planning & Community Development Department requests your firm conduct an **engineering review** of the Legacy Park Phase 2A Site Plan, which proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements, consisting of a ±17.83 acre project area, at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

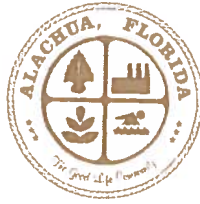
Please provide comments by **5:00 PM on Monday, June 4, 2018**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 17, 2018

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Conditional Application Acceptance: Legacy Park Phase 2A Site Plan Application

Dear Mr. Hastay:

On May 14, 2018, the City of Alachua received your revised application and materials for the Legacy Park Phase 2A Site Plan, which proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements, consisting of a ±17.83 acre project area, at 15400 Peggy Road (Tax Parcel Number 03870-000-000). The revised application and materials were submitted to address completeness review comments provided in a letter dated April 4, 2018.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness, and finds the application to be complete, conditional upon submission of certain materials. Please provide materials addressing the comments below by **5:00 PM on Thursday, May 24, 2018**. Digital submission of the materials to the project planner is acceptable.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

Please address the following:

2. Site Plan Application & Authorized Agent Affidavit:

- a. Section A., #4., Site Plan Application: Existing use of property stated as "Municipal Vacant". Subject property is partially developed.
- b. Correct ZIP code for location address is "32615" (applicable to both application and affidavit).

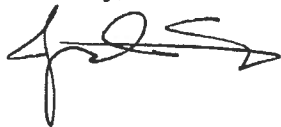
Action Needed to Address Deficiency: Materials received on May 14, 2018 were not revised to address the preceding comments.

3. **Site Plan Attachment #1:** Site Plan including but not limited to:
 - n. Structures and major features – fully dimensioned – including... *parking spaces...*
Action Needed to Address Deficiency: Please clarify whether spaces will be designated or otherwise delineated within grassed areas.
5. **Site Plan Attachment #3:** Fire Department Access and Water Supply.

Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.
Action Needed to Address Deficiency: Provide updated test results once the testing has been completed.
6. **Site Plan Attachment #4:** Concurrency Impact Analysis.
 - i. For transportation and solid waste, the analysis submitted with application materials utilizes the acreage for the overall subject property (105.78 acres). Analysis must be based upon the Phase 2A project area. Revise accordingly.
 - ii. For potable water and sanitary sewer, please provide a more detailed narrative describing the basis of the presumed average of 4 persons per acre. Also review ITE code 488, "soccer complex", which may more closely associate to proposed uses.
 - iii. Potable water calculations vary from those provided for meter sizing calculations. Potable water demand as calculated for meter sizing also pertinent to sanitary sewer demand.
Action Needed to Address Deficiency: Materials received on May 14, 2018 were not revised to address the preceding comments. The analysis submitted is dated March 29, 2018 and still calculates impacts based upon the total property acreage rather than the project area for Phase 2A.
9. **Miscellaneous Issues**
 - b. The project is referred to as "Phase 2", "Phase II", and "Phase 2A" in various places throughout application materials and plans. Please ensure all references to the project throughout application materials and plans are consistent.
Action Needed to Address Deficiency: Numerous references remain throughout application materials to "Phase 2" or "Phase II" (e.g., Site Plan Application, Authorized Agent Affidavit, Stormwater Report).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Adam Boukari, Assistant City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Mike DaRoza, Communications & Executive Project Manager (*by electronic mail*)
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 9, 2018

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Response to Fee Waiver Request: Legacy Park Phase 2A Site Plan Application

Dear Mr. Hastay:

The City of Alachua is in receipt of your request for the waiver of the Site Plan application fee for the Legacy Park Phase 2A Site Plan Application. The application proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$250.00.

Based upon the preceding information, it has been determined that your request is consistent with Section 2, Paragraph 5, of Resolution 16-13. Your request for a fee waiver for the Site Plan application fee for the referenced project has been approved, provided however, that the costs associated with the published and mailed notification shall be incurred by the applicant, in the amount of \$250.00. This amount should be remitted with your application submittal.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Traci L. Gresham
City Manager/LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: April 4, 2018

To: Traci L. Gresham
City Manager

Through: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP
Principal Planner *JT*

Re: Fee Waiver Request: Legacy Park Phase 2A Site Plan Application

The Planning & Community Development Department has received a request from CHW, Inc., (attached) for the waiver of the Site Plan application fee for the Legacy Park Phase 2A Site Plan Application. The application proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

The schedule of fees for Planning Department applications are established by Resolution 16-13. The application fee for a Site Plan as established in Resolution 16-13 is \$2,300.00.

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$250.00.

Based upon the preceding information, the Planning Department requests that, with the exception of costs associated with published and mailed notification (\$200.00), the LDR Administrator waive the Site Plan application fee for the aforementioned application in accordance with the provisions of Resolution 13 01. Should the LDR Administrator grant the request, a draft response letter has been prepared and is attached to this memorandum for signature.

Attachments: Fee Waiver Request Letter from Travis Hastay, P.E., CHW, Inc., dated March 28, 2018
Draft Response Letter, Fee Waiver Request for Legacy Park Phase 2A Site Plan Application

c: Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Planner

March 28, 2018



Justin Tabor, AICP
Planning Director
City of Alachua
Post Office Box 9
Alachua, FL 32616

Dear Justin:

I am writing to request a waiver from the site plan fees associated with the City of Alachua Legacy Park Phase 2 Project in accordance with Resolution 16-13.

It is the intent of the City of Alachua to submit a site plan for the construction of an amphitheater building with restrooms and a concession area, associated paved parking and 2 multi-purpose fields. The Project Site consists of approximately 106.3 acres and is located at 15400 Peggy Road, Alachua, FL 32616.

It is understood that the City of Alachua will be responsible for any and all advertising and mailing fees associated with the application for site plan.

Sincerely,
CHW

Travis Hastay, P.E.
Project Manager

L:\2017\17-0373 Engineering\City County\City of Alachua\Submittals and Comments\180329 Submittal 1\LTR 180328 Legacy Park Phase 2 Fee Waiver Request.docx



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 4, 2018

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Legacy Park Phase 2A Site Plan Application

Dear Mr. Hastay:

On March 29, 2018, the City of Alachua received your application for the Legacy Park Phase 2A Site Plan, which proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

In order to provide a complete application, you must address the following:

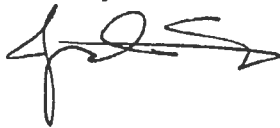
1. **Application Fee:** The applicant's request for a fee waiver will be reviewed, and response provided under separate cover.
2. **Site Plan Application & Authorized Agent Affidavit:**
 - a. Section A., #4., Site Plan Application: Existing use of property stated as "Municipal Vacant". Subject property is partially developed.
 - b. Correct ZIP code for location address is "32615" (applicable to both application and affidavit).

3. **Site Plan Attachment #1:** Site Plan including but not limited to:
 - i. Area and dimensions of site.
Action Needed to Address Deficiency: Provide project area (i.e., the area comprising Phase 2A).
 - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
Action Needed to Address Deficiency: Depict point(s) of connection to electric system and proposed electric service for bathroom/concessions building, amphitheater structure, and any other other site improvements.
 - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.
Action Needed to Address Deficiency: Section 6.2.2(D)(1)(b) provides site landscaping requirements for public and institutional uses. Please address site landscaping requirements for Phase 2A.
 - n. Structures and major features – fully dimensioned – including... *parking spaces*...
Action Needed to Address Deficiency: Please clarify the minimum width of parking spaces, and whether spaces will be designated or otherwise delineated within grassed areas.
4. Site Plan Attachment #2.b.: Stormwater management plan – including proposed finished floor elevation of each building site.
Action Needed to Address Deficiency: Provide minimum finished floor elevation of proposed amphitheater structure and bathroom/concessions building.
3. **Site Plan Attachment #3:** Fire Department Access and Water Supply.
 Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.
Action Needed to Address Deficiency: Hydrant flow report submitted with application materials was performed in February 2016. Current data / analysis may be required. Coordinate with water purveyor (City of Alachua Public Services) to determine acceptability of previous flow test and acceptable data / analysis methods if current data is required.
5. **Site Plan Attachment #4:** Concurrency Impact Analysis.
Action Needed to Address Deficiency:
 - i. For transportation and solid waste, the analysis submitted with application materials utilizes the acreage for the overall subject property (105.78 acres). Analysis must be based upon the Phase 2A project area. Revise accordingly.
 - ii. For potable water and sanitary sewer, please provide a more detailed narrative describing the basis of the presumed average of 4 persons per acre. Also review ITE code 488, “soccer complex”, which may more closely associate to proposed uses.
 - iii. Potable water calculations vary from those provided for meter sizing calculations. Potable water demand as calculated for meter sizing also pertinent to sanitary sewer demand.
4. **Site Plan Attachment #11:** Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
Action Needed to Address Deficiency: Upon receipt of SRWMD’s response to permit modification application, please provide a copy of the approved permit modification.

5. **Site Plan Attachment #12:** Access Management Permit from Alachua County Public Works.
Action Needed to Address Deficiency: Provide access management permit or documentation evidencing that a permit application has been submitted to Alachua County Public Works. If Alachua County Public Works determines no further permitting is required, provide documentation which documenting such determination.
6. **Miscellaneous Issues**
 - a. Civil plans reference architectural plans for detail on amphitheater structure and bathroom/concession building, but no architectural plans have been submitted.
 - b. The project is referred to as "Phase 2", "Phase II", and "Phase 2A" in various places throughout application materials and plans. Please ensure all references to the project throughout application materials and plans are consistent.
 - c. Sheet Index on Sheet C0.00 references the following sheets which are not included within plan sets: A.3.2; A.4 – A.7; P1.0; and FP1.0.
 - d. For future submittals, please ensure plans are either individually rolled or individually folded.
 - e. For future submittals, please use binder clips to secure each application packet.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

- c: Adam Boukari, Assistant City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Mike DaRoza, Communications & Executive Project Manager (*by electronic mail*)
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: April 4, 2018

To: Traci L. Gresham
City Manager

Through: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP
Principal Planner *JE*

Re: Fee Waiver Request: Legacy Park Phase 2A Site Plan Application

The Planning & Community Development Department has received a request from CHW, Inc., (attached) for the waiver of the Site Plan application fee for the Legacy Park Phase 2A Site Plan Application. The application proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

The schedule of fees for Planning Department applications are established by Resolution 16-13. The application fee for a Site Plan as established in Resolution 16-13 is \$2,300.00.

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$250.00.

Based upon the preceding information, the Planning Department requests that, with the exception of costs associated with published and mailed notification (\$200.00), the LDR Administrator waive the Site Plan application fee for the aforementioned application in accordance with the provisions of Resolution 13 01. Should the LDR Administrator grant the request, a draft response letter has been prepared and is attached to this memorandum for signature.

Attachments: Fee Waiver Request Letter from Travis Hastay, P.E., CHW, Inc., dated March 28, 2018
Draft Response Letter, Fee Waiver Request for Legacy Park Phase 2A Site Plan Application

c: Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Planner

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

March 28, 2018



Justin Tabor, AICP
Planning Director
City of Alachua
Post Office Box 9
Alachua, FL 32616

Dear Justin:

I am writing to request a waiver from the site plan fees associated with the City of Alachua Legacy Park Phase 2 Project in accordance with Resolution 16-13.

It is the intent of the City of Alachua to submit a site plan for the construction of an amphitheater building with restrooms and a concession area, associated paved parking and 2 multi-purpose fields. The Project Site consists of approximately 106.3 acres and is located at 15400 Peggy Road, Alachua, FL 32616.

It is understood that the City of Alachua will be responsible for any and all advertising and mailing fees associated with the application for site plan.

Sincerely,
CHW

A handwritten signature in black ink, appearing to read "Travis Hastay".

Travis Hastay, P.E.
Project Manager

L:\2017\17-0373\Engineering\City County\City of Alachua\Submittals and Comments\180329 Submittal 1\LTR 180328 Legacy Park Phase 2 Fee Waiver Request.docx

March 29, 2018

City of Alachua
PO Box 9
Alachua, FL 32616

RE: Legacy Park Phase II
Alachua, Florida

Dear Staff:

Please find the following items enclosed for review and approval of the above referenced project:

- Site Plan Application;
- Authorized Agent Affidavit;
- Labels for property owners within 400 feet of project site;
- Address Labels for Advertisement
- Concurrency Impact Analysis;
- Analysis of Consistency with the City of Alachua Comprehensive Plan;
- Fire Department Access and Water Supply Calculations
- Neighborhood Meeting Advertisement;
- Neighborhood Meeting Notice;
- Neighborhood Meeting Sign-in Sheet;
- Neighborhood Meeting Summary;
- Neighborhood Meeting Presentation;
- Legal Description;
- Property Appraiser Information for Tax Parcel;
- Special Warranty Deed;
- Proof of Tax Payment;
- Stormwater Report;
- Photometric Cut Sheets;
- Fee Waiver Request;
- Signed and Sealed Plans; and
- CD of all PDFs

The ± 105-acre site is generally located just East of I-75 and West of NW 146th Terrace on Alachua County Tax Parcel 03870-000-000. The project intent is to construct Phase 2A of the proposed Legacy Park. Phase 2A consists of the construction of an amphitheater building with restrooms and a concession area, associated paved parking, and 2 multi-purpose fields, plus the associated stormwater and utilities.

We are coordinating with Alachua County Public Works on the Right-of-Way Permit and with Suwannee River Water Management District on an Environmental Resource Permit.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at travish@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Travis Hastay, P.E.
Project Engineer

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DEVELOPMENT PLANS

FOR:

LEGACY PARK PHASE 2A

ALACHUA COUNTY, FLORIDA

SECTION 15 & 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:

CITY OF ALACHUA SUWANNEE RIVER WATER MANAGEMENT DISTRICT ALACHUA COUNTY PUBLIC WORKS DEPARTMENT

GENERAL NOTES

- DEVELOPMENT DATA:**

TOTAL PHASE 2A AREA=	776,868 S.F.	100.0%	17.83 ACRES
TOTAL IMPERVIOUS AREA (PHASE 2A)=	61,000 S.F.	7.9%	
OPEN SPACE=	715,868 S.F.	92.1%	

DESCRIPTION: THE PROPOSED PHASE 2A DEVELOPMENT WILL CONSIST OF AN AMPHITHEATER BUILDING WITH RESTROOMS, A CONCESSION AREA, TWO MULTI-PURPOSE FIELDS, AND THE ASSOCIATED PARKING, STORMWATER IMPROVEMENTS AND UTILITIES.

ZONING & LAND USE DESIGNATION:
ZONING = GOVERNMENT FACILITIES (GF)
FUTURE LAND USE = RECREATION
- MINIMUM BUILDING / YARD SETBACKS PER GF ZONING ARE AS FOLLOWS:**

PRIMARY BUILDING	
FRONT: 20'	
SIDE: 15'	
REAR: 15'	
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAX BUILDING HEIGHT	65'
MAX LOT COVERAGE	NONE
- PARKING CALCULATIONS:**

CAR - PARK - NONE	
EXISTING PHASE 1:	119 PAVED
PROPOSED PHASE 2A:	150 PAVED
TOTAL:	269 PAVED

ACCESSIBLE PARKING SPACES REQUIRED: 7 (201 TO 301 PARKING)
EXISTING PHASE 1: 3 SPACES
PROPOSED PHASE 2A: 4 SPACES
- DATE OF BOUNDARY SURVEY:**
A BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY CAUSSEUX, HEWETT, & WALPOLE, INC. AND DATED DECEMBER 10, 2015.
- UTILITIES:**
POTABLE WATER SERVICE WILL BE TIED INTO THE EXISTING 6" WATER MAIN LOCATED ON THE SOUTH SIDE OF THE DROP OFF AREA FOR THE RECREATIONAL BUILDING.

SANITARY SEWER SERVICE WILL BE PROVIDED BY AN EXISTING STUB OUT NORTH OF THE PROPOSED RESTROOM/CONCESSION BUILDING.

ELECTRIC SERVICE WILL BE PROVIDED FROM EXISTING TRANSFORMER LOCATED ON THE SOUTHEAST CORNER OF THE PROJECT.

RECLAIM WATER SERVICE IS NOT AVAILABLE TO THE PROJECT SITE AT THE CURRENT TIME.
- DRAINAGE:**
THE PROJECT PROPOSES ONE NEW STORMWATER MANAGEMENT FACILITY (SMF-4) AND MODIFICATIONS TO THE EXISTING SMF-1 AND SMF-3 (BUILT IN PHASE 1) TO ACCOMMODATE THE PROPOSED BUILDING AND INFRASTRUCTURE IMPROVEMENTS. A TOTAL OF 71,436 S.F. OF ADDITIONAL FUTURE CONCRETE/ASPHALT AREA AND 21,836 S.F. OF FUTURE UNPAVED PARKING AREA WAS ACCOUNTED FOR IN THE REVISED DRAINAGE PLAN. THE SMF'S WILL DISCHARGE TO THE DITCH ALONG PEGGY ROAD.
- NATURAL FEATURES:**
TOPOGRAPHY WILL SLOPE FROM WEST TO EAST AND NORTH TO SOUTH.
- CONCURRENCY IMPACT ANALYSIS:**
SUBMITTED UNDER SEPARATE COVER
- LEGAL DESCRIPTION:** (O.R.B. 2989, PAGE 1108)

A TRACT OF LAND SITUATED IN THE WILLIAM GARVIN GRANT AND SECTIONS 15 AND 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF LOT 23 OF "CLOVER RANCH ESTATES"; A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 7 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF BEGINNING AND RUN SOUTH 72°27'14" EAST, A DISTANCE OF 1320.45 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 24 OF SAID "CLOVER RANCH ESTATES"; THENCE RUN NORTH 17°08'10" EAST, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID "CLOVER RANCH ESTATES", A DISTANCE OF 2148.31 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 8 OF SAID "CLOVER RANCH ESTATES"; THENCE RUN SOUTH 72°27'46" EAST, ALONG THE SOUTH LINES OF LOTS 8, 9, 10, 11, AND 12 OF SAID "CLOVER RANCH ESTATES" AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 1360.05 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 87°18'53" WEST, A DISTANCE OF 369.52 FEET TO A STEEL ROD AND CAP; THENCE RUN SOUTH 01°00'54" WEST, A DISTANCE OF 1552.94 FEET TO A STEEL ROD AND CAP ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE RUN SOUTH 57°11'08" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2096.51 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 32°46'27" WEST, A DISTANCE OF 674.77 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 57°11'52" WEST, A DISTANCE OF 386.03 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN NORTH 24°23'31" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1354.05 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 5579.58 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 09°53'28"; AN ARC DISTANCE OF 966.46 FEET (CHORD BEARING AND DISTANCE OF NORTH 19°32'47" WEST, 965.26 FEET RESPECTIVELY) TO A CONCRETE MONUMENT; THENCE RUN SOUTH 72°29'26" EAST, A DISTANCE OF 824.50 FEET TO A CONCRETE MONUMENT ON THE WEST BOUNDARY LINE OF THE FOREMENTIONED "CLOVER RANCH ESTATES"; THENCE RUN SOUTH 17°09'04" WEST, ALONG SAID WEST LINE, A DISTANCE OF 828.42 FEET TO THE TRUE POINT OF BEGINNING.

DEVELOPER/OWNER
CITY OF ALACHUA
P.O. BOX 9
ALACHUA, FL 32616

SURVEYOR OF RECORD
MICHAEL L. HERBERT, P.L.S.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT
LAURIE F. HALL, PLA
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

ENGINEER OF RECORD
TRAVIS J. HASTAY, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

PHOTOMETRIC
KEN HUNTER
HUNTER DESIGN AND CONSULTING, INC.
735 ARLINGTON AVE N, STE 308
ST PETERSBURG, FL. 33701
(352) 238-6366

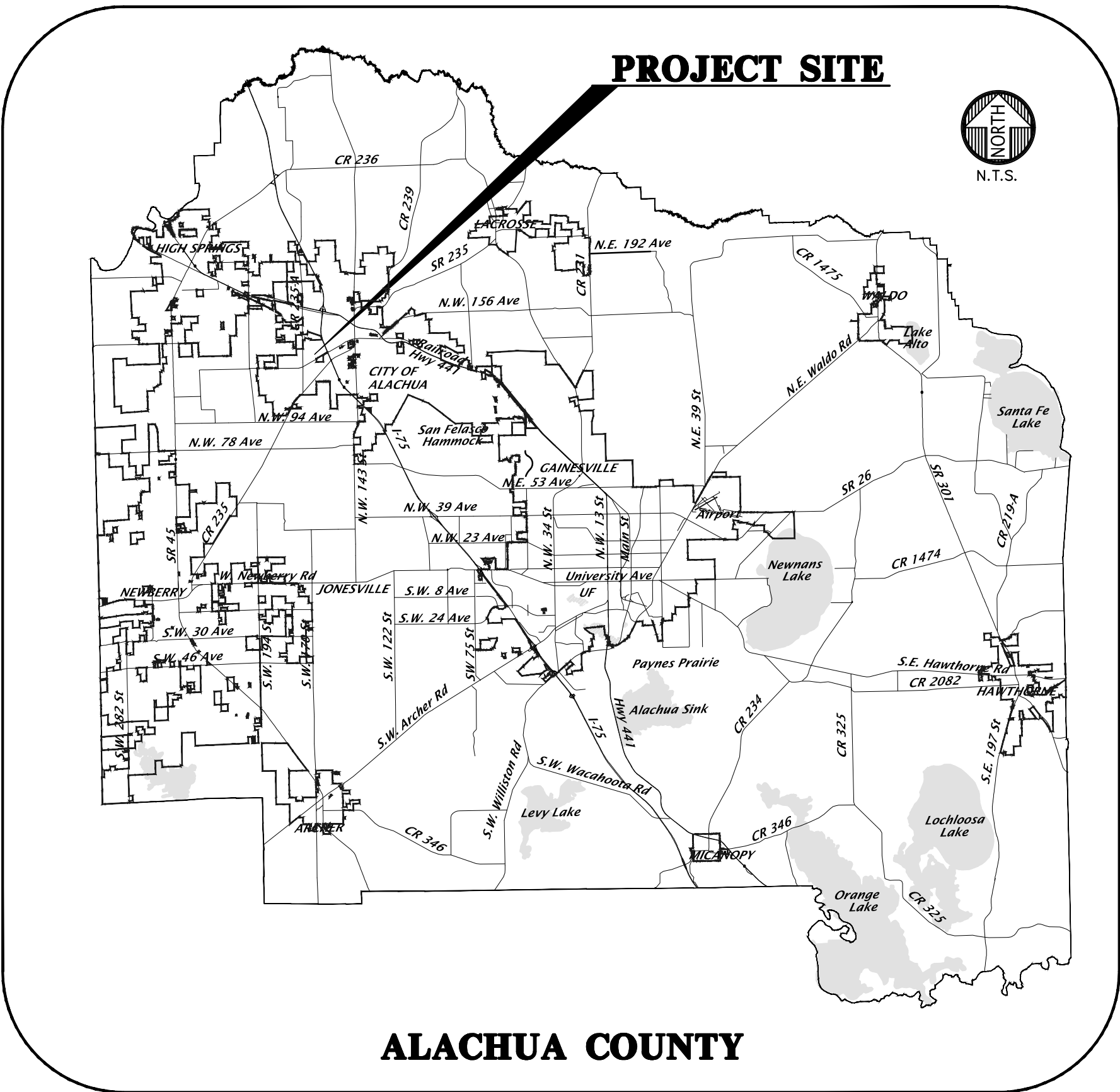
SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
1 - 14 OF 14	BOUNDARY AND TOPOGRAPHIC SURVEY
C0.20	STORMWATER POLLUTION PREVENTION PLAN NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND TREE DEMOLITION PLAN
C0.30	SINKHOLE REPAIR DETAIL AND NOTES
C1.00	OVERALL SITE PLAN
C1.10 - C1.11	SITE AND HORIZONTAL CONTROL PLAN
C2.00	MASTER GRADING, DRAINAGE, AND UTILITY PLAN
C2.10 - C2.16	DETAILED GRADING, DRAINAGE, AND UTILITY PLAN
C2.20	CONSTRUCTION DETAILS
C2.30	STORMWATER MANAGEMENT FACILITY 01
C2.31	STORMWATER MANAGEMENT FACILITY 03
C2.32	STORMWATER MANAGEMENT FACILITY 04
LS-1	LANDSCAPE NOTES, DETAILS, AND SCHEDULE
LS-2 - LS-4	LANDSCAPE PLAN
IR-1	IRRIGATION DIAGRAM
E-1	SITE PHOTOMETRIC PLAN
E-2	SITE ELECTRICAL PLAN
A.3	ARCHITECTURAL FLOOR PLANS - CONCESSIONS
A.4	ARCHITECTURAL ELEVATIONS - CONCESSIONS
A.5	ARCHITECTURAL LIFE SAFETY PLAN - CONCESSIONS
A.8	ARCHITECTURAL FOUNDATION PLAN - CONCESSIONS
A.10	ARCHITECTURAL FLOOR PLANS - AMPHITHEATER
A.11	ARCHITECTURAL ELEVATIONS - AMPHITHEATER
E.1 - E.2	ELECTRIC PLANS
P.1 - P.2	PLUMBING PLANS

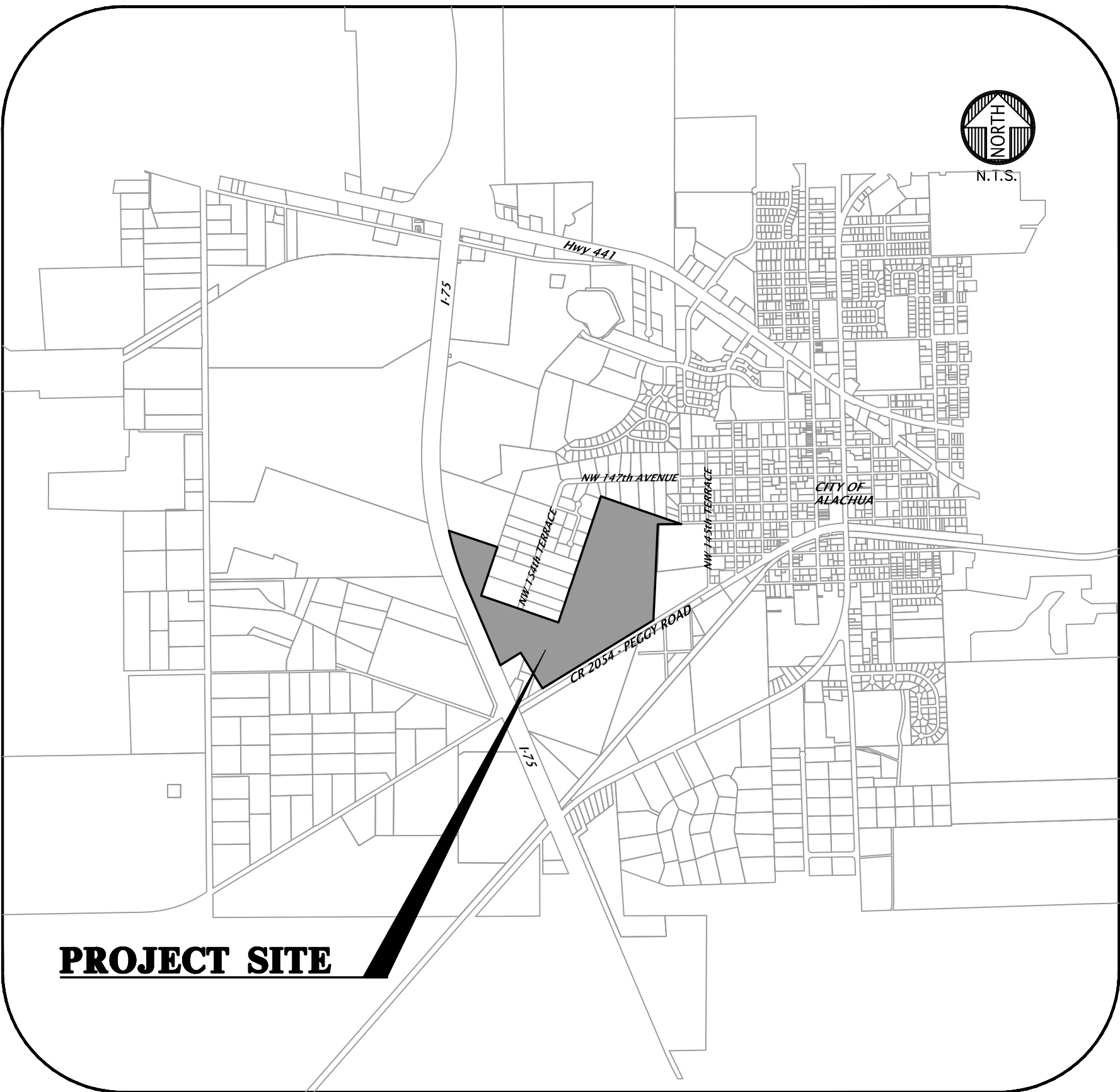
BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR DISTURBING EARTH

1-800-432-4770
Know what's below.
Call before you dig.



ALACHUA COUNTY
VICINITY MAP



PROJECT SITE
LOCATION MAP

GENERAL NOTES

THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CAUSSEUX, HEWETT, & WALPOLE, INC., AND DATED DECEMBER 12, 2015.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSPECTED BY CHW'S INSPECTOR PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS DATED 2015, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2015, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.
22. ALL STRIPING WITHIN RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.
23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.
24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITY'S ACT.
25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF SITE CONSTRUCTION.
26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.
27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2015 EDITION, SECTION 120.
28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).
29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.
30. ALL DRIVEWAY AND DRAINAGE CONNECTIONS TO ALACHUA COUNTY RIGHT-OF-WAY TO CONFORM TO THE MOST RECENT ALACHUA COUNTY STANDARDS. CONTRACTOR TO OBTAIN CONSTRUCTION RELEASE FROM ALACHUA COUNTY PUBLIC WORKS

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF ALACHUA.
2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.
2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.
3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.
6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.

D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

3. THE CONTRACTOR SHALL SUBMIT REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT OF CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.
7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.
8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED DRAINAGE BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX NO. 500 AND 505.
9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
 - A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
 - B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.
 - C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"x60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.
11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.
13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.
14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.
15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.
16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 281. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.
18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.
19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE SOIL TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.
20. CONSTRUCTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR RECORD.
21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
8. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLE TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
9. WHEN POTABLE WATER MAINS CROSS OTHER PIPES, THE TWO PIPES SHALL HAVE Joints A MINIMUM OF SIX FEET FROM THE CROSSING. WHEN POTABLE WATER MAINS CROSS UNDERNEATH OTHER PIPES, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE GRAVITY AND VACUUM WASTEWATER MAINS, STORM SEWERS, AND STORMWATER FORCE MAINS, THE PREFERRED VERTICAL SEPARATION IS TWELVE INCHES AND THE MINIMUM VERTICAL SEPARATION IS SIX INCHES.
10. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.
12. ALL PVC WATER SERVICE LINES SHALL BE SCH 40 PVC.
13. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL THE NEW WATER SERVICE LINE.
14. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC SDR 35 OR 6" PVC SDR 35 WITH A CLEAN-OUT LOCATED PER THE PLANS. MINIMUM SLOPE FOR 4" LATERALS SHALL BE 1.0% AND A MINIMUM CLEANOUT SPACING OF 75 FEET ON-CENTER AND MINIMUM SLOPE FOR 6" LATERALS SHALL BE 0.6% AND A MINIMUM CLEANOUT SPACING OF 100 FEET ON-CENTER.
15. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.
16. FIRE LINE SHALL MEET SECTION 3(B)(3) OF CITY OF ALACHUA ORDINANCE 15-12.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.

2. ELECTRIC DESIGN PROVIDED BY OTHERS.

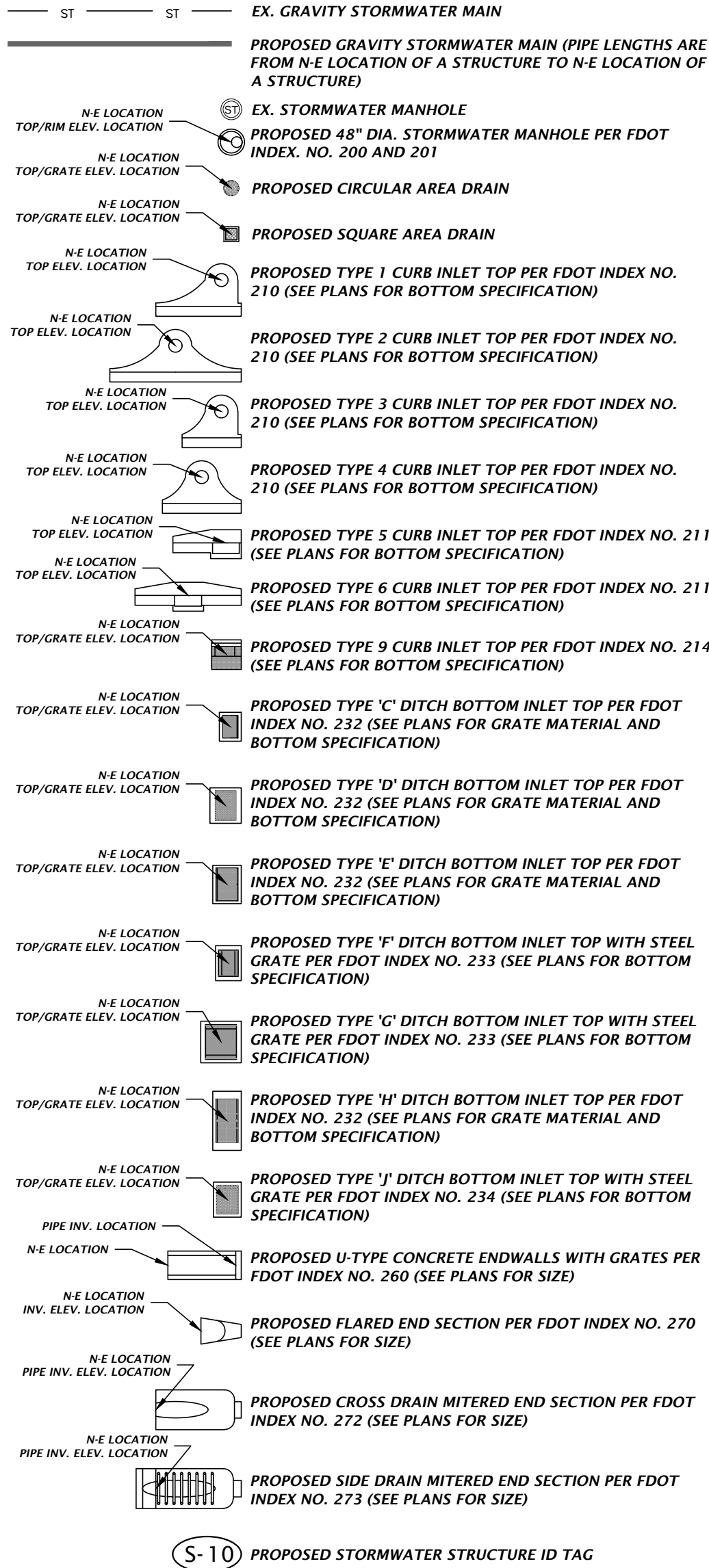
FL PE No. 84295		SHEET NO.: C0.10	
TRAVIS J. HASTAY CLIENT:		K. MERRITT TECHNICIAN:	
T. HASTAY DESIGNER:		CITY OF ALACHUA PROJECT:	
QUALITY CONTROL:		2018-03-29 CITY OF ALACHUA, ALACHUA COUNTY, SRWD OF ALACHUA, APCWD, SRWMD 2018-05-14 2018-06-20 CITY OF ALACHUA, SRWMD 2018-07-18 CITY OF ALACHUA, SRWMD 2018-07-30 F2B & SRWMD SUBMITTALS:	
T. FLEGG SHEET TITLE:		GENERAL NOTES SCALE:	
PROJECT NUMBER: 17-0373		N/A SCALE:	
11801 Research Drive Alachua, Florida 32615 (352) 531-1976 WWW.GTNY-INC.COM GTNY Professional Consultants est. 1988 FLORIDA CA-5075			

°	SYMBOLS	N	NORTH
"	FEET (WHEN USED WITH LENGTHS)	N E	NORTH-EASTING
'	DEGREES	N/A	NOT APPLICABLE
"	MINUTES (WHEN USED WITH ANGLES)	N/A	NOT APPLICABLE
"	SECONDS	NAVD	NATIONAL AMERICAN VERTICAL DATUM OF 1988
%	PERCENT	NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
@	AT	NO	NUMBER
A		NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
AASHTO	ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	NTS	NOT TO SCALE
AC	ACRES	O	
ADA	AMERICAN WITH DISABILITIES ACT	OC	ON CENTER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	OHW	OVERHEAD WIRE
ARCH	ARCHITECT	ORB	OFFICIAL RECORD BOOK
ARM	AIR RELEASE VALVE	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	P	
AWWA	AMERICAN WATER WORKS ASSOCIATION	PAVT	PAVEMENT
B		PC	POINT OF CURVATURE
BC	BACK OF CURB	PCC	POINT OF COMPOUND CURVE
BDP	BACKFLOW PREVENTER	PERF	PERFORATED
BFG	BUILDING	PROP	PROPOSED
BM	BENCHMARK	PT	POINT OF TANGENCY
BMP	BEST MANAGEMENT PRACTICE	PVC	POLYVINYL CHLORIDE
BOC	BACK OF CURB	PVI	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE STATION	R	RADIUS
BVCE	BEGIN VERTICAL CURVE ELEVATION	RCP	REINFORCED CONCRETE PIPE
BW	BOTTOM OF WALL	RPM	RAISED REFLECTIVE PAVEMENT MARKER
BSL	BUILDING SETBACK LINE	RPZ	REDUCED PRESSURE ZONE
C		RT	RIGHT
CATV	CABLE TELEVISION	RWM	RECLAIMED WATER MAIN
CI	CURB INLET	R/W	RIGHT-OF-WAY
CIP	CAST IRON PIPE	S	
CMP	CORRUGATED METAL PIPE	S	SOUTH
CO	CLEANOUT	SAN	SANITARY
CONC	CONCRETE	SHWE	SEASONAL HIGH WATER ELEVATION
COORD	COORDINATE	SL	SLOPE
CR	COUNTY ROAD	SP	SUPERPAVE
C/O	CLEANOUT	SR	STATE ROAD
D		SS	SANITARY SEWER
DBH	DIAMETER AT BREAST HEIGHT	ST	STORM
DE	DRAINAGE EASEMENT	STA	STATION
DEG	DEGREE	STD	STANDARD
DIA	DIAMETER	T	
DIP	DUCTILE IRON PIPE	TCE	TEMPORARY CONSTRUCTION EASEMENT
DWG	DRAWING	TEMP	TEMPORARY
E		TOB	TOP OF BANK
e	RATE OF ELEVATION	TV	TELEVISION
E	EAST	TW	TOP OF WALL
EACH	EACH	TYP	TYPICAL
EL	ELEVATION	U	
ELEV	ELEVATION	US	UNITED STATES
EOP	EDGE OF PAVEMENT	USF	UNITED STATES FOUNDRY
EOB	ENGINEER OF RECORD	USGS	UNITED STATES GEOLOGICAL SURVEY
ELCP	ELLIPTICAL REINFORCED CONCRETE PIPE	UTIL	UTILITY
ESMT	EASEMENT	V	VERTICAL
EVCS	END VERTICAL CURVE STATION	VC	VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION	VCP	VITRIFIED CLAY PIPE
EX	EXISTING	W	
F		W	WEST
FAC	FLORIDA ADMINISTRATIVE CODE	W	WATER
FBR	FLORIDA BEARING RATIO	W/	WITH
FC	FRICTION COEFFICIENT	WM	WATER MAIN
FCD	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	WW	WASTEWATER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	WWF	WELDED WIRE FABRIC
FFE	FINISHED FLOOR ELEVATION		
FH	FIRE HYDRANT		
FHWA	FLORIDA HIGHWAY ADMINISTRATION		
FIG	FIGURE		
FM	FORCE MAIN		
FOC	FACE OF CURB		
FS	FLORIDA STATUTES		
FT	FEET		

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 11860. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 17302.

	EX. PROPERTY LINE
	LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE
	WETLAND LIMITS LINE
	WETLAND SETBACK LINE
	CENTER LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
SF — SF	SILT FENCE LINE
TB — TB	TREE BARRICADE LINE
	EX. STRUCTURE OR BUILDING
	PROPOSED BUILDING
	PROPOSED ASPHALTIC PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED DETECTABLE WARNING SURFACE
	DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346
	WATERSHED DIVIDE
	EX. ELEVATION CONTOUR
	PROPOSED CONTOUR
95.5x	EX. SPOT ELEVATION
93.23 ♦	PROPOSED SPOT ELEVATION
	DIRECTION OF SURFACE DRAINAGE FLOW
	PROPOSED SWALE LINE
X — X	EX. FENCE
	PROPOSED FENCE
12" PINE	EX. TREE (SIZE & TYPE)
1234	EX. TREE (TREE ID)
12" PINE	EX. TREE TO BE REMOVED (SIZE & TYPE)
1234	EX. TREE TO BE REMOVED (TREE ID)
	PROJECT BENCHMARK

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.



— W	W	EX. PORTABLE WATER MAIN
P-W		PROPOSED PORTABLE WATER MAIN
RCW	RCW	EX. RECLAIMED WATER MAIN
P-RCW		PROPOSED RECLAIMED WATER MAIN
1. 25' BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)		
2. 25' BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)		
4. 45' BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)		
9. 90' BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)		
TEE (POTABLE AND RCW)		
CROSS (POTABLE AND RCW)		
BLOWOFF ASSEMBLY (POTABLE AND RCW)		
REDUCER (POTABLE AND RCW)		
EX. GATE VALVE AND BOX (POTABLE AND RCW)		
PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)		
EX. AIR RELEASE VALVE (POTABLE AND RCW)		
PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)		
EX. FIRE HYDRANT ASSEMBLY		
PROPOSED FIRE HYDRANT ASSEMBLY		
PROPOSED SAMPLE POINT		
EX. WATER METER (POTABLE AND RCW)		
PROPOSED PORTABLE WATER METER		
PROPOSED PORTABLE WATER BACK FLOW PREVENTER		
PROPOSED RECLAIMED WATER METER		
EX. WATER WELL		
EX. HOSE BIB (POTABLE AND RECLAIMED)		
PROPOSED HOSE BIB (POTABLE AND RECLAIMED)		
PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)		

P-WW
 PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)

P-FM
 PROPOSED WASTEWATER FIRE MAIN

 N-E LOCATION
RIM ELEV. LOCATION

 EX. WASTEWATER MANHOLE

 PROPOSED WASTEWATER MANHOLE

 EX. WASTEWATER CLEANOUT

 PROPOSED WASTEWATER CLEANOUT

 PROPOSED WASTEWATER GREASE TRAP

MH#
 PROPOSED WASTEWATER MANHOLE ID

 11.25' BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

 22.5' BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

 45' BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

 90' BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

 WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

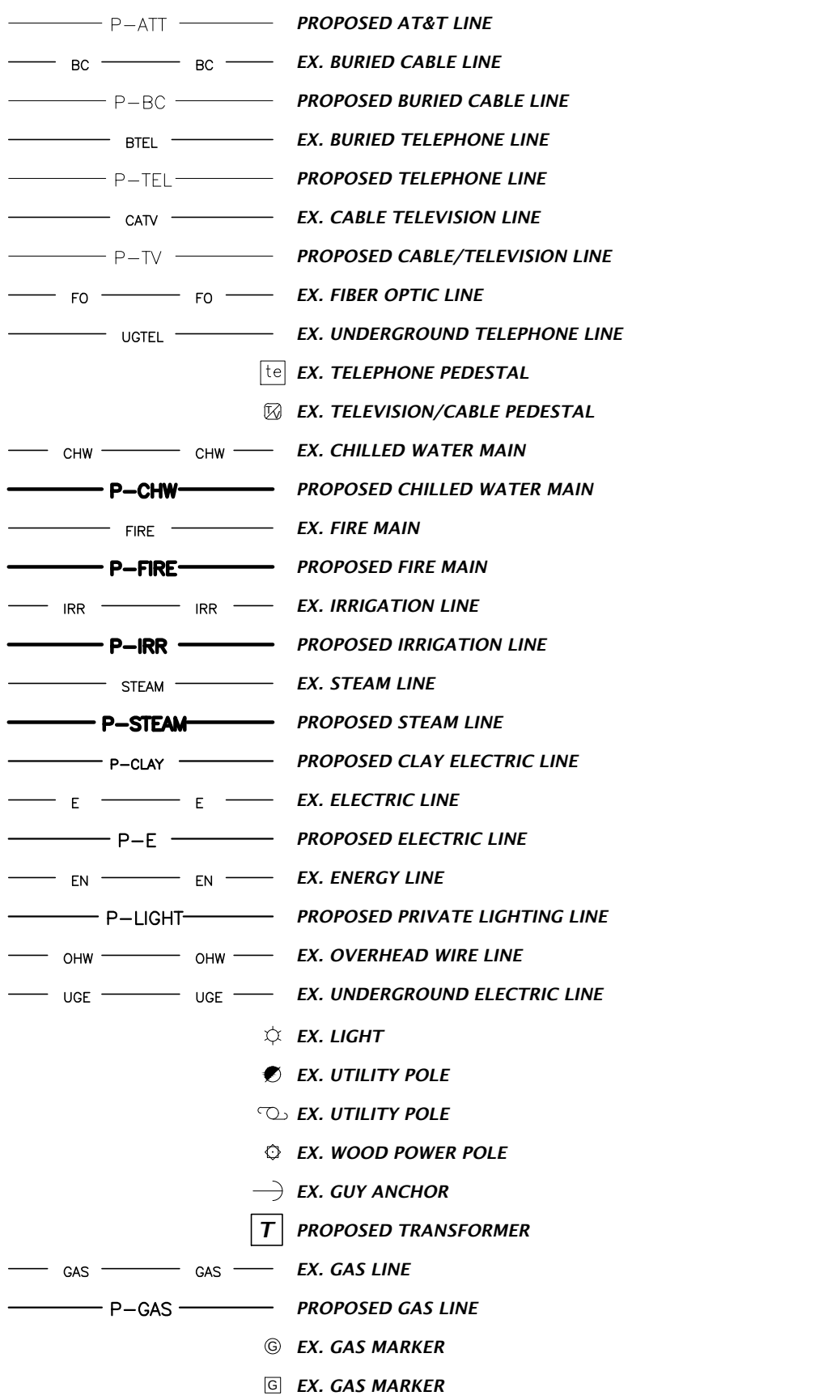
 EX. PLUG VALVE AND BOX (WW FORCE MAIN)

 PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

 EX. AIR RELEASE VALVE (WW FORCE MAIN)

 PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.



NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.
2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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CA-5075



SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

0 1

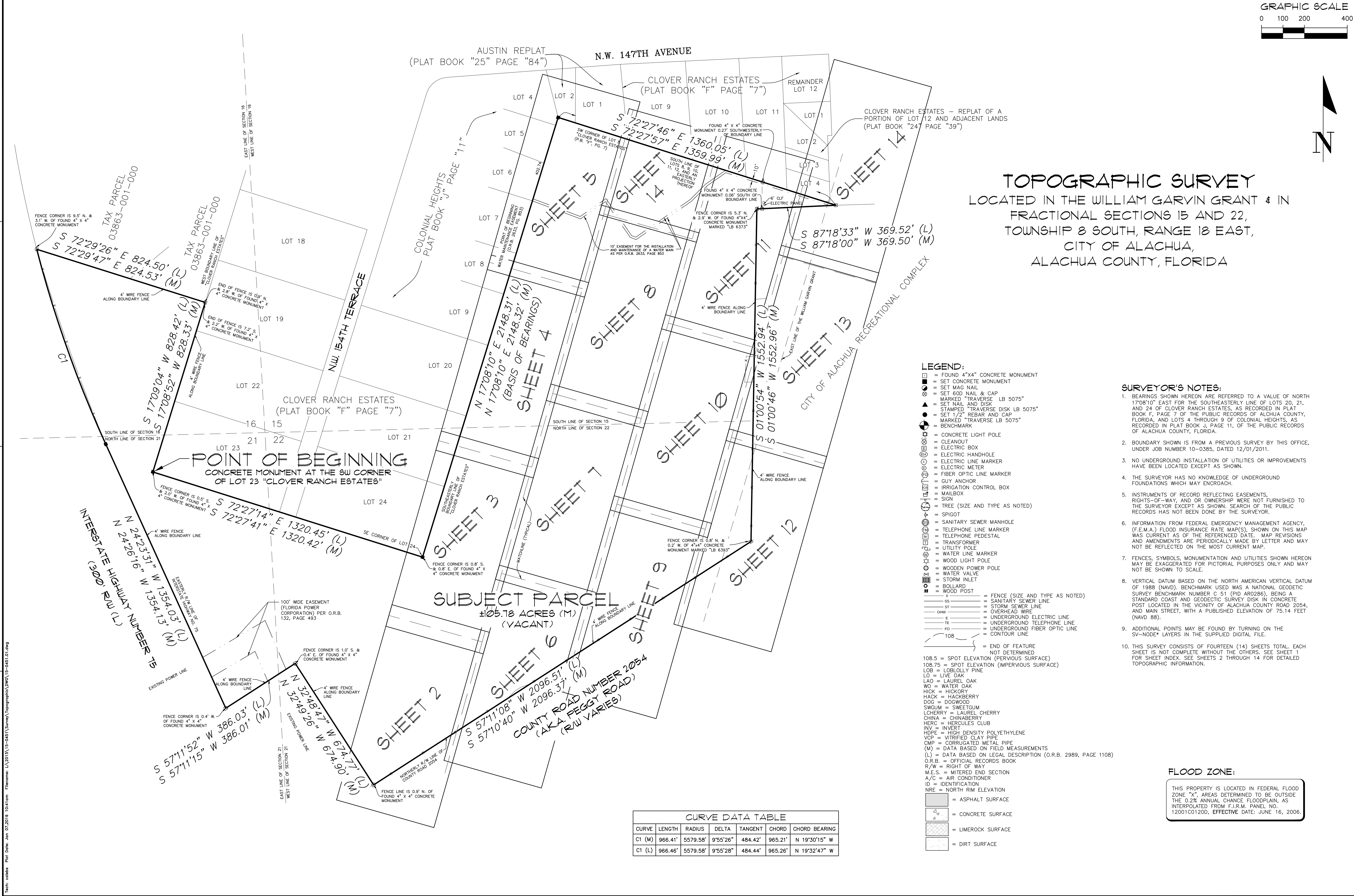
IF NOT ONE INCH ON
THIS SHEET, ADJUST
CONCEALED DIMENSIONS

DATE	BY	REVISIONS
2018-03-29	CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA	
2018-05-14	CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA	
2018-07-18	CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA	
2018-07-30	P2B & P2C	

TECHNICIAN:	CLIENT:
K. MERRITT	CITY OF ALACHUA
DESIGNER:	PROJECT:
T. HASTAY	LEGACY PARK PHASE 2A
QUALITY CONTROL:	
T. FLEGERT	
PROJECT NUMBER:	SHEET TITLE:
	LEGEND

FL PE No. 84295
SHEET NO.:

CO.11



Tech: cshs Date: Jan 07/2016 10:41 am File: 15-0451\Survey\Topographic\DWG\15-0451.01.dwg

GRAPHIC SCALE
0 100 200 400

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SCALE: 1" = 200'
VERTICAL SCALE: 1" = 20'
BASIS: THIS SURVEY IS BASED ON THE ORIGINAL DRAWING
0 INCHES = 1 FOOT
THIS SHEET, ADJUST SCALES ACCORDINGLY.

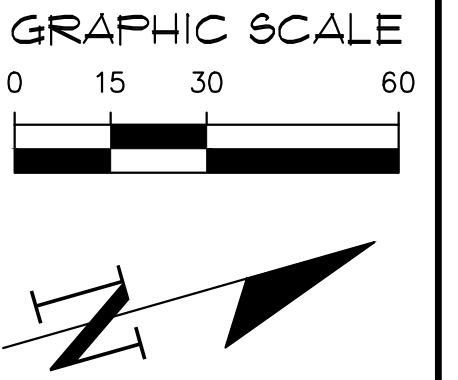
CITY OF ALACHUA

SURVEY DATE: 12/10/2015
REVISION DATE:
DRAWN BY: WMD
CHECKED BY: MLH
PROJECT NUMBER: 15-0451.01
FIELD BOOK & PAGE: 490/37-49

This map prepared by:
MICHAEL L. HARBERT
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
1 OF 14

TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
FRACTIONAL SECTIONS 15 AND 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

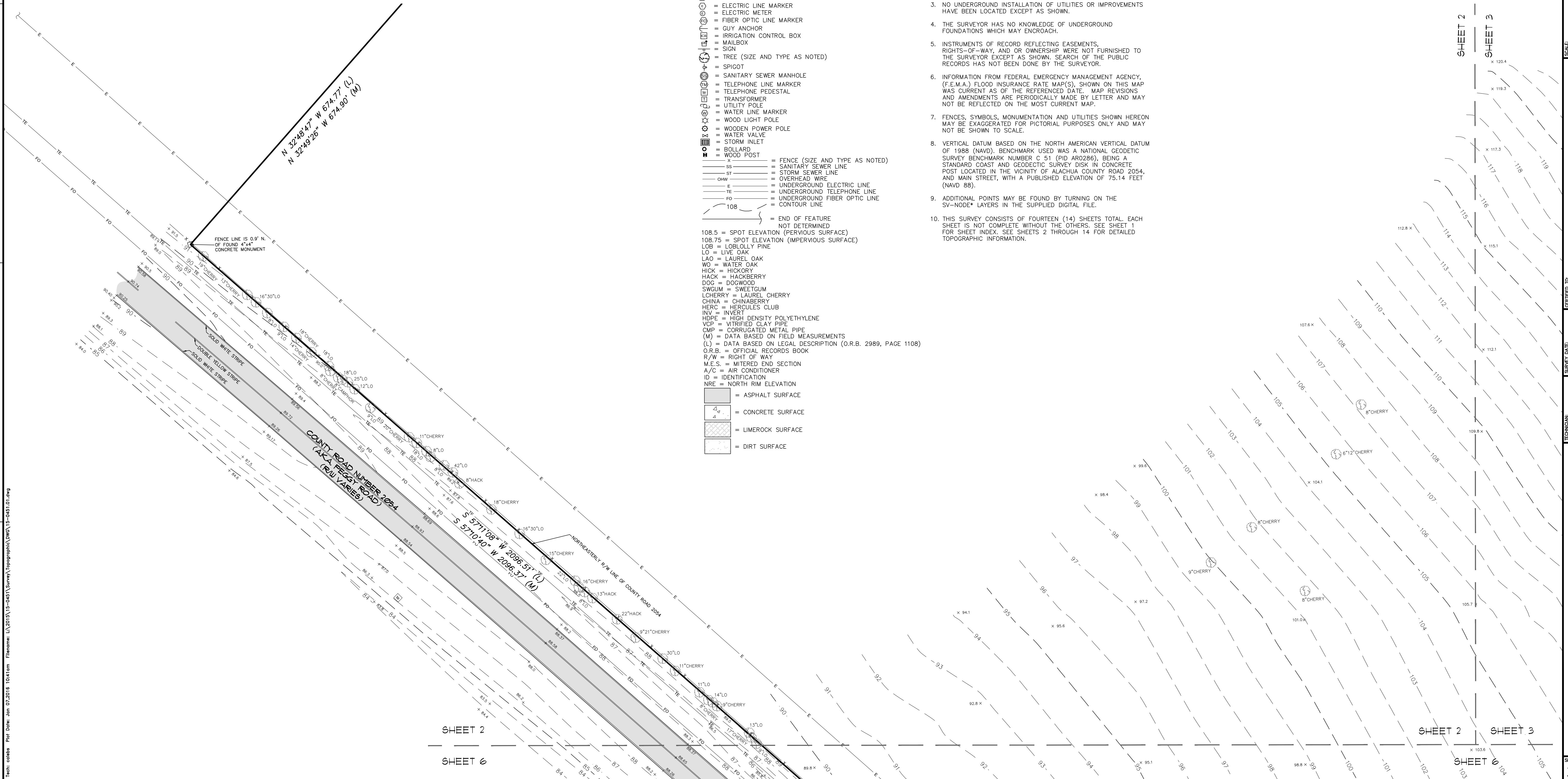


LEGEND:

- FOUND 4"x4" CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- SET MAG NAIL
- SET 600 NAIL & CAP
- MARKED "TRAVERSE LB 5075"
- SET NAIL AND DISK
- STAMPED "TRAVERSE DISK LB 5075"
- SET 1/2" REBAR AND CAP
- MARKED "TRAVERSE LB 5075"
- BENCHMARK
- CONCRETE LIGHT POLE
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC LINE MARKER
- ELECTRIC METER
- FIBER OPTIC LINE MARKER
- GUY ANCHOR
- IRRIGATION CONTROL BOX
- MAILBOX
- SIGN
- TREE (SIZE AND TYPE AS NOTED)
- SPIGOT
- SANITARY SEWER MANHOLE
- TELEPHONE LINE MARKER
- TELEPHONE PEDESTAL
- TRANSFORMER
- UTILITY POLE
- WATER LINE MARKER
- WOOD LIGHT POLE
- WOODEN POWER POLE
- WATER VALVE
- STORM INLET
- BOLLARD
- WOOD POST
- FENCE (SIZE AND TYPE AS NOTED)
- SANITARY SEWER LINE
- STORM SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- CONTOUR LINE
- END OF FEATURE
- NOT DETERMINED
- SPOT ELEVATION (PVIOUS SURFACE)
- SPOT ELEVATION (IMPERVIOUS SURFACE)
- LOB = LOBLOLLY PINE
- LO = LIVE OAK
- LAO = LAUREL OAK
- WO = WATER OAK
- HICK = HICKORY
- HACK = HACKBERRY
- DOG = DOGWOOD
- SWGUM = SWEETGUM
- LCHERRY = LAUREL CHERRY
- CHINA = CHINABERRY
- HERC = HERCULES CLUB
- INV = INVERT
- HDPE = HIGH DENSITY POLYETHYLENE
- VCP = VITRIFIED CLAY PIPE
- CMP = CORRUGATED METAL PIPE
- (M) = DATA BASED ON FIELD MEASUREMENTS
- (L) = DATA BASED ON LEGAL DESCRIPTION (O.R.B. 2989, PAGE 1108)
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- R/W = RIGHT OF WAY
- M.E.S. = MITERED END SECTION
- A/C = AIR CONDITIONER
- ID = IDENTIFICATION
- NRE = NORTH RIM ELEVATION
- ASPHALT SURFACE
- CONCRETE SURFACE
- LIMEROCK SURFACE
- DIRT SURFACE

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 17°08'10" EAST FOR THE SOUTHEASTERLY LINE OF LOTS 20, 21, AND 24 OF CLOVER RANCH ESTATES, AS RECORDED IN PLAT BOOK F, PAGE 7 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND LOTS 4 THROUGH 9 OF COLONIAL HEIGHTS, AS RECORDED IN PLAT BOOK J, PAGE 11, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- BOUNDARY SHOWN IS FROM A PREVIOUS SURVEY BY THIS OFFICE, UNDER JOB NUMBER 10-0385, DATED 12/01/2011.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
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- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
- THIS SURVEY CONSISTS OF FOURTEEN (14) SHEETS TOTAL. EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET 1 FOR SHEET INDEX. SEE SHEETS 2 THROUGH 14 FOR DETAILED TOPOGRAPHIC INFORMATION.



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SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'
BASIS: THIS SURVEY IS BASED ON THE ORIGINAL DRAWING. NO FIELD MEASUREMENTS WERE MADE FOR THIS SHEET. ADJUST SCALES ACCORDINGLY.

SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

CERTIFIED TO:

SURVEY DATE: 12/10/2015
REVISION DATE:

PROJECT NUMBER: 15-0451.01
FIELD BOOK & PAGE: 490/37-49

Michael L. Harbert
This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 2 OF 14

TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
FRACTIONAL SECTIONS 15 AND 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

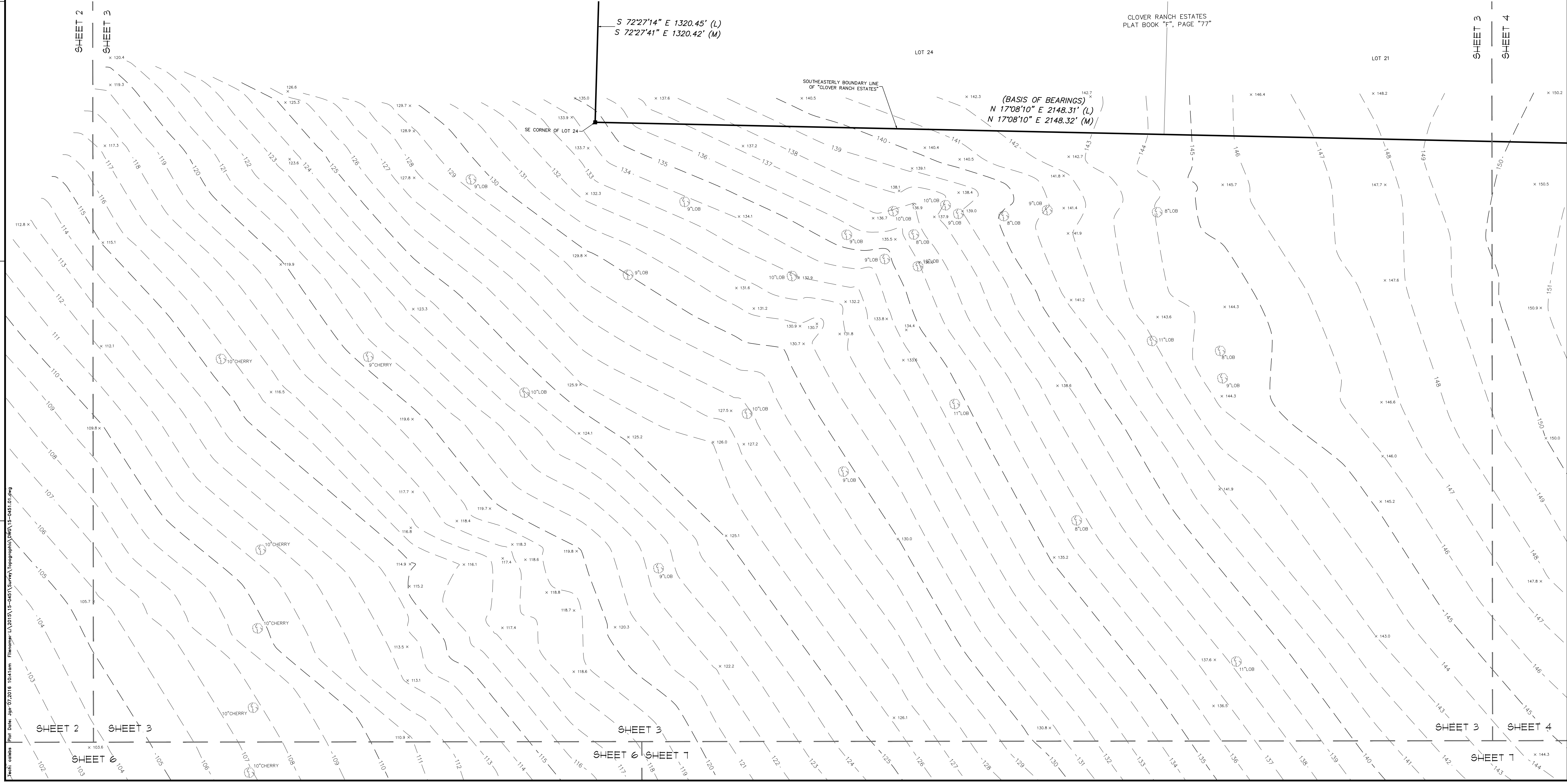
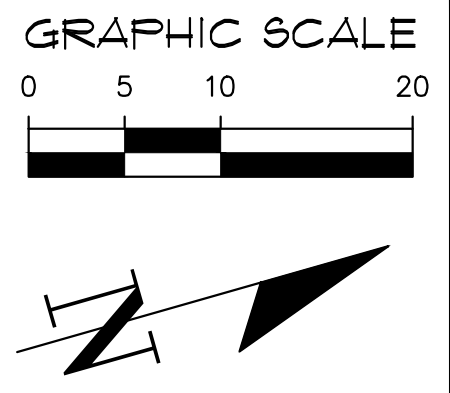
- LEGEND:
- FOUND 4"x4" CONCRETE MONUMENT
 - SET CONCRETE MONUMENT
 - SET MAG NAIL
 - SET 600 NAIL & CAP
 - MARKED "TRAVERSE LB 5075"
 - SET NAIL AND DISK
 - STAMPED "TRAVERSE DISK LB 5075"
 - SET 1/2" REBAR AND CAP
 - MARKED "TRAVERSE LB 5075"
 - BENCHMARK
 - CONCRETE LIGHT POLE
 - CLEANOUT
 - ELECTRIC BOX
 - ELECTRIC HANDHOLE
 - ELECTRIC LINE MARKER
 - ELECTRIC METER
 - FIBER OPTIC LINE MARKER
 - GUY ANCHOR
 - IRRIGATION CONTROL BOX
 - MAILBOX
 - SIGN
 - TREE (SIZE AND TYPE AS NOTED)
 - SPIGOT
 - SANITARY SEWER MANHOLE
 - TELEPHONE LINE MARKER
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - UTILITY POLE

- WATER LINE MARKER
- WOOD LIGHT POLE
- WOODEN POWER POLE
- WATER VALVE
- BOLLARD
- WOOD POST
- FENCE (SIZE AND TYPE AS NOTED)
- SANITARY SEWER LINE
- STORM SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- CONTOUR LINE
- END OF FEATURE NOT DETERMINED
- ASPHALT SURFACE
- CONCRETE SURFACE
- LIMEROCK SURFACE
- DIRT SURFACE

- 108.5 = SPOT ELEVATION (PERVIOUS SURFACE)
- 108.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
- LOB = LOBLOLLY PINE
- LO = LIVE OAK
- LAO = LAUREL OAK
- WO = WATER OAK
- HICK = HICKORY
- HACK = HACKBERRY
- DOG = DOGWOOD
- SWUM = SWEETGUM
- LOCHERRY = LAUREL CHERRY
- CHINA = CHINABERRY
- HERC = HERCULES CLUB
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- HDPE = HIGH DENSITY POLYETHYLENE
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SCALE: 1" = 10'
VERIFY SCALE
BASED ON
ORIGINAL DRAWING
0
1" = 10'
VERIFY SCALE
BASED ON
ORIGINAL DRAWING
0

SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

SURVEYOR	DATE
CS	12/10/2015
CS	12/10/2015
WMD	12/10/2015
MLH	12/10/2015
FIELD BOOK & PAGE:	490/37-49

15-0451.01

Michael L. Harbert

This map prepared by:
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LICENSED SURVEYOR AND MAPPER

SHEET NO:
3 OF 14

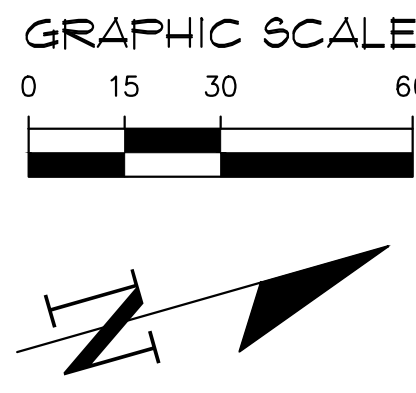
TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
FRACTIONAL SECTIONS 15 AND 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

LEGEND:

- FOUNDED 4"x4" CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- SET MAG NAIL
- SET 800 NAIL & CAP
- MARKED "TRAVERSE LB 5075"
- SET NAIL AND DISK
- STAMPED "TRAVERSE DISK LB 5075"
- SET 1/2" REBAR AND CAP
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- ELECTRIC BOX
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- ELECTRIC LINE MARKER
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- FIBER OPTIC LINE MARKER
- GUY ANCHOR
- MAILBOX
- SIGN
- TREE (SIZE AND TYPE AS NOTED)
- SPIGOT
- SANITARY SEWER MANHOLE
- TELEPHONE LINE MARKER
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- TRANSFORMER
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- WOOD LIGHT POLE
- WOODEN POWER POLE
- WATER VALVE
- STORM INLET
- BOLLARD
- WOOD POST
- FENCE (SIZE AND TYPE AS NOTED)
- SS = SANITARY SEWER LINE
- ST = STORM SEWER LINE
- OHW = OVERHEAD WIRE
- E = UNDERGROUND ELECTRIC LINE
- TE = UNDERGROUND TELEPHONE LINE
- FO = UNDERGROUND FIBER OPTIC LINE
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- END OF FEATURE NOT DETERMINED
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BASED ON THE ORIGINAL DRAWING
0 INCHES
1" = 30 FEET
THIS SHEET ADJUST
SCALES ACCORDINGLY.

SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

SURVEYOR		SURVEY DATE		PROJECT NUMBER	
CS	CS	12/10/2015	15-0451.01	15-0451.01	
CSW	CSW	REVISION DATE:			
WMD	WMD				
MLH	MLH	CHECKED BY:		FIELD BOOK & PAGE: 490/37-49	
MLH	MLH				

This map prepared by:
MICHAEL L. HARBERT

Certificate of Authorization No. LB. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SURVEYOR'S CERTIFICATION OF SHEET 1 OF 14

Professional Surveyor & Mapper Fla. License No. 4995

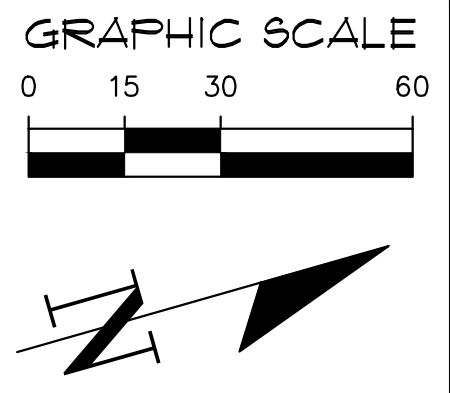
TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
FRACTIONAL SECTIONS 15 AND 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

- LEGEND:
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 - SET MAG NAIL
 - SET 60D NAIL & CAP
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 - SET NAIL AND DISK
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 - TELEPHONE LINE MARKER
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - UTILITY POLE
 - WATER LINE MARKER
 - WOOD LIGHT POLE
 - WOODEN POWER POLE
 - WATER VALVE
 - STORM INLET
 - BOLLARD
 - WOOD POST
 - FENCE (SIZE AND TYPE AS NOTED)
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - OVERHEAD WIRE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND FIBER OPTIC LINE
 - CONTOUR LINE
 - END OF FEATURE
 - NOT DETERMINED
 - ASPHALT SURFACE
 - CONCRETE SURFACE
 - LIMEROCK SURFACE
 - DIRT SURFACE

- 108.5 = SPOT ELEVATION (PERVIOUS SURFACE)
- 108.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
- LOB = LOBLOLLY PINE
- LO = LIVE OAK
- LAO = LAUREL OAK
- WO = WATER OAK
- HICK = HICKORY
- DOG = DOGWOOD
- SWGUM = SWEETGUM
- LOCHERRY = LAUREL CHERRY
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- HERC = HERCULES CLUB
- INV = INVERT
- HDP = HIGH DENSITY POLYETHYLENE
- VCP = VITRIFIED CLAY PIPE
- CMP = CORRUGATED METAL PIPE
- (M) = DATA BASED ON FIELD MEASUREMENTS
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- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- M.E.S. = MITERED END SECTION
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- ID = IDENTIFICATION
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SURVEYOR'S NOTES:

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SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'
BASED ON THE HORIZONTAL SCALE
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

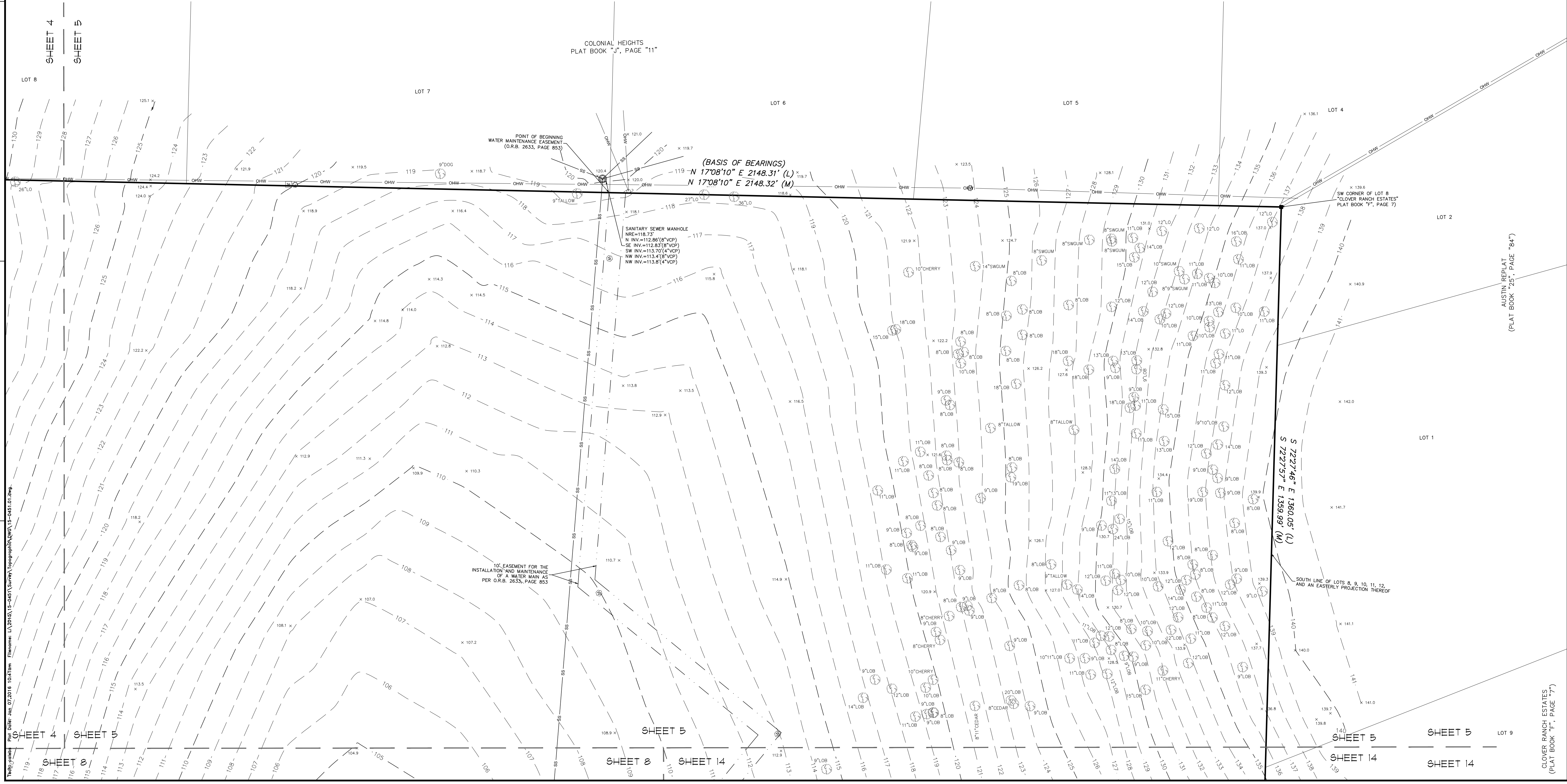
SURVEY DATE: 12/10/2015
REVISION DATE:
PROJECT NUMBER: 15-0451.01

TECHNICIAN: CS
DRAWN BY: WMD
CHECKED BY: MLH
FIELD BOOK & PAGE: 490/37-49

This map prepared by:
MICHAEL L. HARBERT
Certificate of Authorization No. LB. 5075

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.: 5 OF 14



TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
FRACTIONAL SECTIONS 15 AND 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

LEGEND:

- FOUND 4"x4" CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- SET MAG NAIL
- SET 600 NAIL & CAP
- MARKED "TRAVERSE" LB 5075"
- SET NAIL AND DISK
- STAMPED "TRAVERSE DISK LB 5075"
- SET 1/2" REBAR AND CAP
- MARKED "TRAVERSE LB 5075"
- BENCHMARK
- CONCRETE LIGHT POLE
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC LINE MARKER
- ELECTRIC METER
- FIBER OPTIC LINE MARKER
- GUY ANCHOR
- IRRIGATION CONTROL BOX
- MAILBOX
- SION
- TREE (SIZE AND TYPE AS NOTED)
- SPIGOT
- SANITARY SEWER MANHOLE
- TELEPHONE LINE MARKER
- TELEPHONE PEDESTAL
- TRANSFORMER
- UTILITY POLE

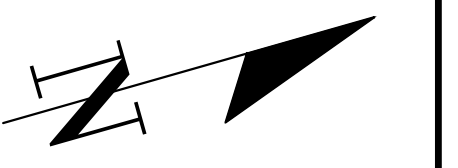
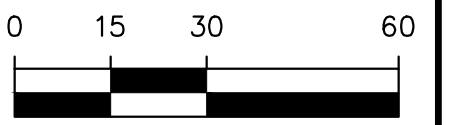
- WATER LINE MARKER
- WOOD LIGHT POLE
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- WATER VALVE
- STORM INLET
- BOLLARD
- WOOD POST
- FENCE (SIZE AND TYPE AS NOTED)
- SS = SANITARY SEWER LINE
- ST = STORM SEWER LINE
- CHW = OVERHEAD WIRE
- E = UNDERGROUND ELECTRIC LINE
- TE = UNDERGROUND TELEPHONE LINE
- FO = UNDERGROUND FIBER OPTIC LINE
- 108 = END OF FEATURE
- NOT DETERMINED
- ASPHALT SURFACE
- CONCRETE SURFACE
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- 108.5 = SPOT ELEVATION (PERVIOUS SURFACE)
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GRAPHIC SCALE



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VERIFY SCALE
BASED ON THE
ORIGINAL DRAWING
1"
= 30'
DO NOT USE FOR ANY
OTHER PURPOSES
UNLESS SPECIFICALLY
NOTED OTHERWISE

SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

CERTIFIED TO:

SURVEY DATE:
12/10/2015
REVISION DATE:
PROJECT NUMBER:
15-0451.01

DRAWN BY:
CS
CHECKED BY:
WMD
FIELD BOOK & PAGE:
490/37-49

MICHAEL L. HARBERT
This map prepared by:
Certificate of Authorization No. LB. 5075
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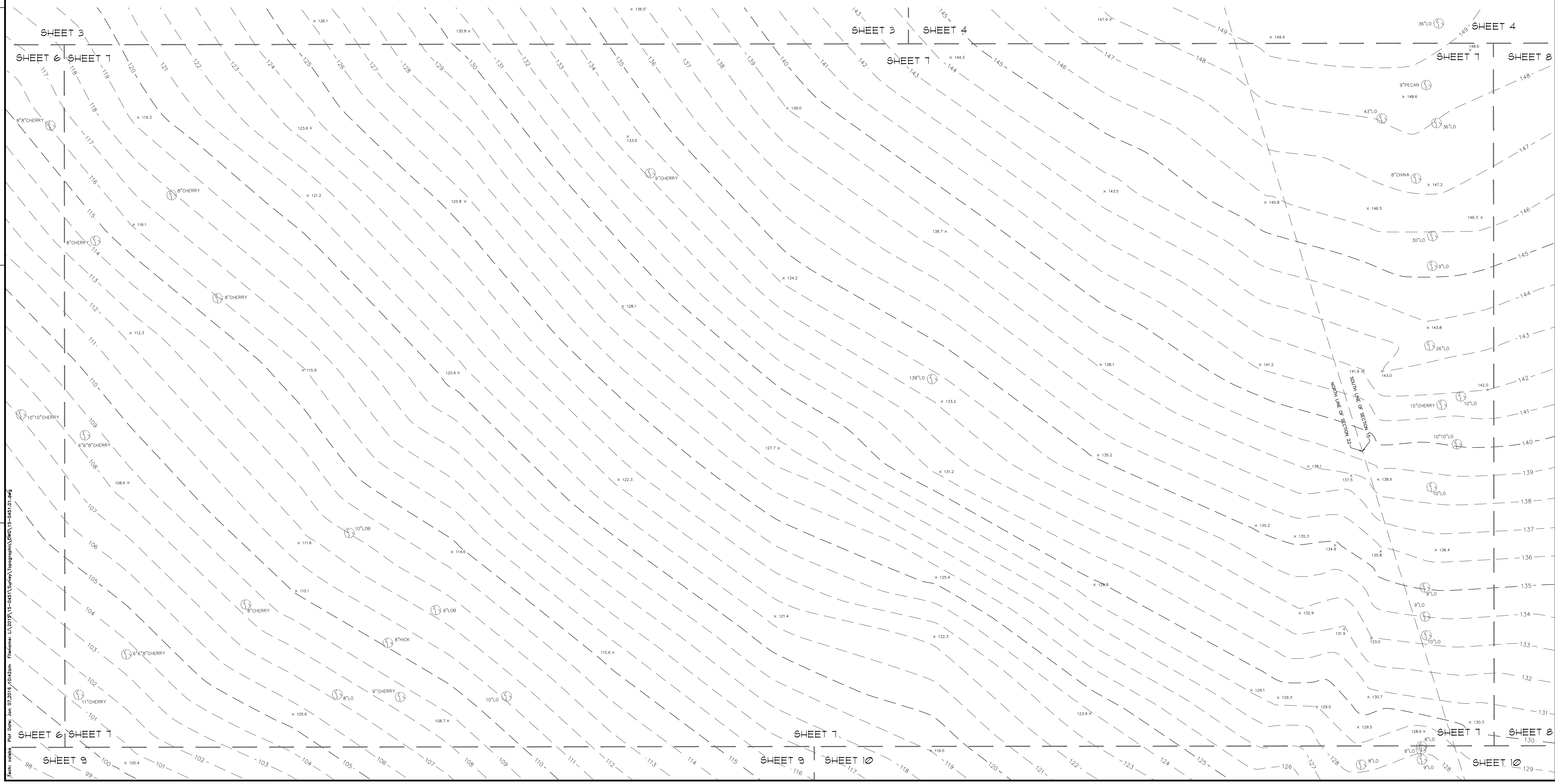
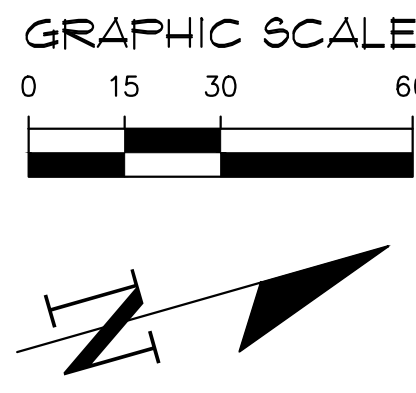
SEE SURVEYOR'S CERTIFICATION OF SHEET 1 OF 14

SHEET NO.:
6 OF 14

TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
FRACTIONAL SECTIONS 15 AND 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

- LEGEND:
- FOUND 4"x4" CONCRETE MONUMENT
 - SET CONCRETE MONUMENT
 - SET MAG NAIL
 - SET 800 NAIL & CAP
 - MARKED "TRAVERSE LB 5075"
 - SET NAIL AND DISK
 - STAMPED "TRAVERSE DISK LB 5075"
 - SET 1/2" REBAR AND CAP
 - MARKED "TRAVERSE LB 5075"
 - BENCHMARK
 - CONCRETE LIGHT POLE
 - CLEANOUT
 - ELECTRIC BOX
 - ELECTRIC HANDHOLE
 - ELECTRIC LINE MARKER
 - ELECTRIC METER
 - FIBER OPTIC LINE MARKER
 - GUY ANCHOR
 - IRRIGATION CONTROL BOX
 - MAILBOX
 - SIGN
 - TREE (SIZE AND TYPE AS NOTED)
 - SPIGOT
 - SANITARY SEWER MANHOLE
 - TELEPHONE LINE MARKER
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - UTILITY POLE
 - WATER LINE MARKER
 - WOOD LIGHT POLE
 - WOODEN POWER POLE
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 - STORM INLET
 - BOLLARD
 - WOOD POST
 - FENCE (SIZE AND TYPE AS NOTED)
 - SS = SANITARY SEWER LINE
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 - TE = UNDERGROUND TELEPHONE LINE
 - FO = UNDERGROUND FIBER OPTIC LINE
 - 108 = CONTOUR LINE
 - END OF FEATURE NOT DETERMINED
 - ASPHALT SURFACE
 - CONCRETE SURFACE
 - LIMEROCK SURFACE
 - DIRT SURFACE
 - 108.5 = SPOT ELEVATION (PERVIOUS SURFACE)
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 - LOB = LOBLLOLY PINE
 - LO = LIVE OAK
 - LAO = LAUREL OAK
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SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

SCALE: 1" = 30'

DATE: 12/10/2015

REVISION DATE:

PROJECT NUMBER: 15-0451.01

THIS MAP PREPARED BY: MICHAEL L. HARBERT

Certificate of Authorization No. LB 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

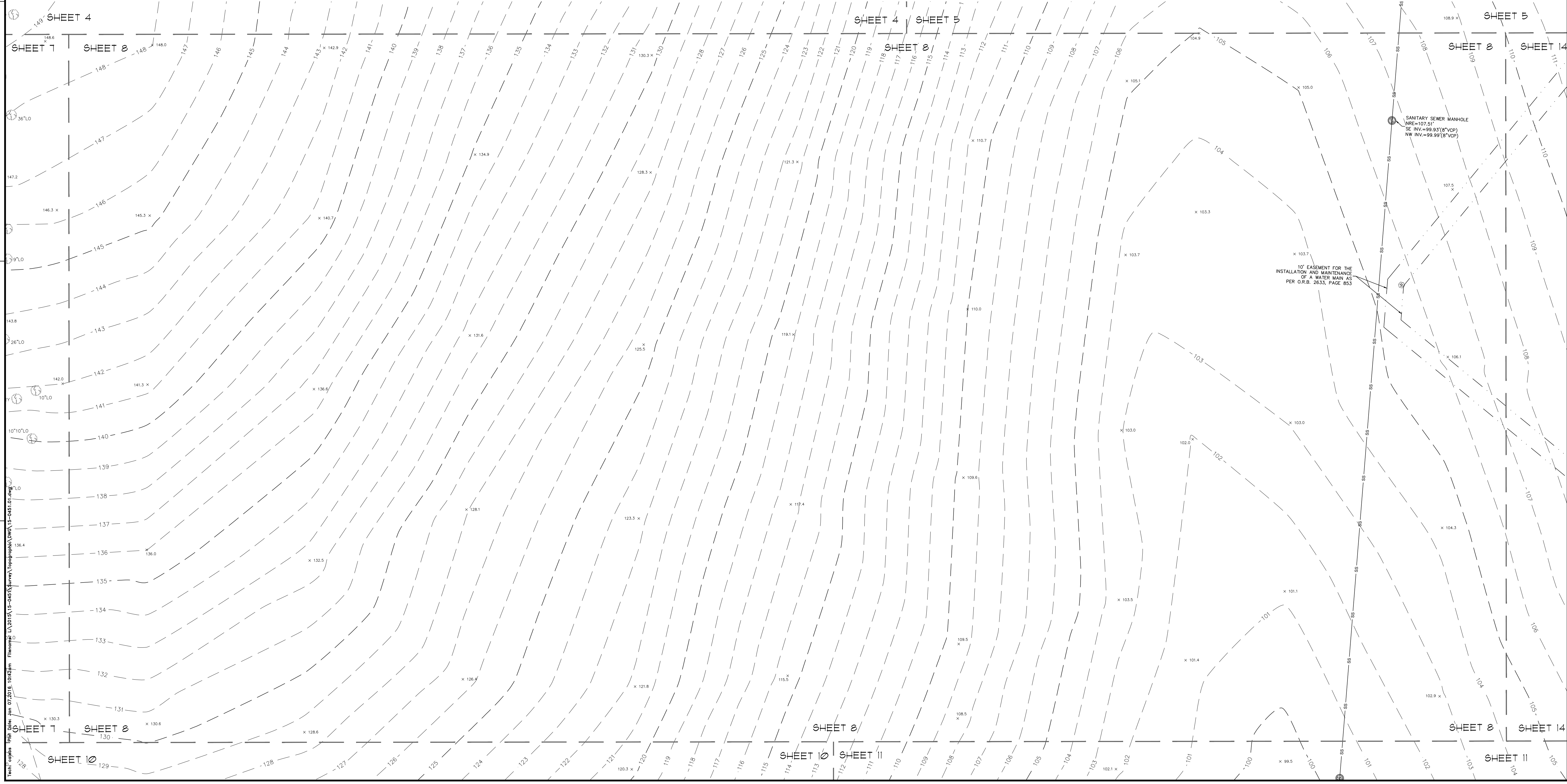
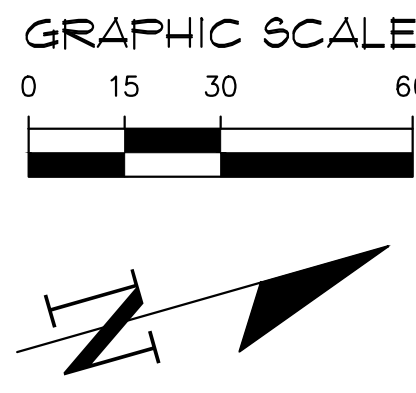
490/37-49

7 OF 14

TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
FRACTIONAL SECTIONS 15 AND 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
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 - SET CONCRETE MONUMENT
 - SET MAG NAIL
 - SET 60D NAIL & CAP
 - MARKED "TRAVERSE LB 5075"
 - SET NAIL AND DISK
 - STAMPED TRAVERSE DISK LB 5075"
 - SET 1/2" REBAR AND CAP
 - MARKED "TRAVERSE LB 5075"
 - BENCHMARK
 - CONCRETE LIGHT POLE
 - CLEANOUT
 - ELECTRIC BOX
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 - ELECTRIC LINE MARKER
 - ELECTRIC METER
 - FIBER OPTIC LINE MARKER
 - GUY ANCHOR
 - IRRIGATION CONTROL BOX
 - MAILBOX
 - SIGN
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 - TELEPHONE LINE MARKER
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SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

CERTIFIED TO:

SURVEY DATE: 12/10/2015
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FIELD BOOK & PAGE: 490/37-49

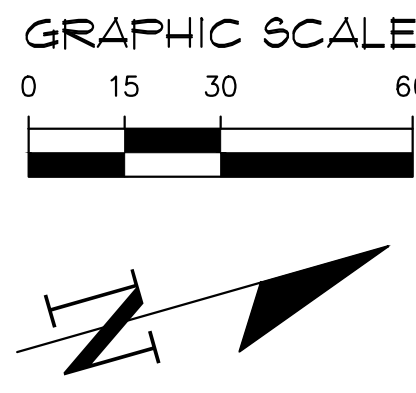
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8 OF 14

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 - = DOG = DOGWOOD
 - = SWGUM = SWEETGUM
 - = LOCHERRY = LAUREL CHERRY
 - = CHINA = CHINABERRY
 - = HERC = HERCULES CLUB
 - = INV = INVERT
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 - = VOP = VITRIFIED CLAY PIPE
 - = CMP = CORRUGATED METAL PIPE
 - = (M) = DATA BASED ON FIELD MEASUREMENTS
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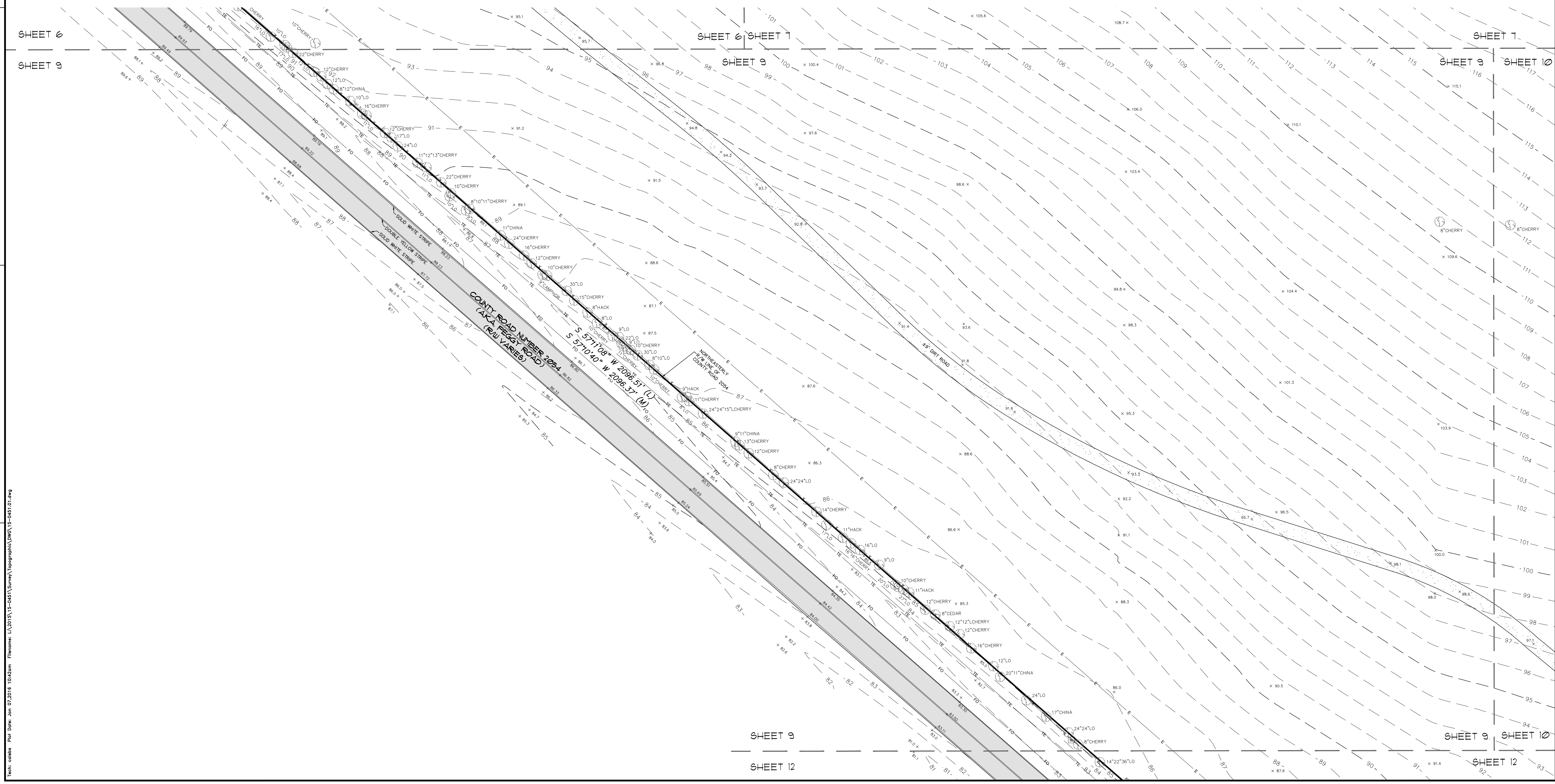
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SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

CERTIFIED TO:

SURVEY DATE: 12/10/2015
REVISION DATE:

TECHNICIAN: CS
DRAWN BY: WMD
CHECKED BY: MLH
FIELD BOOK & PAGE: 490/37-49

PROJECT NUMBER: 15-0451.01

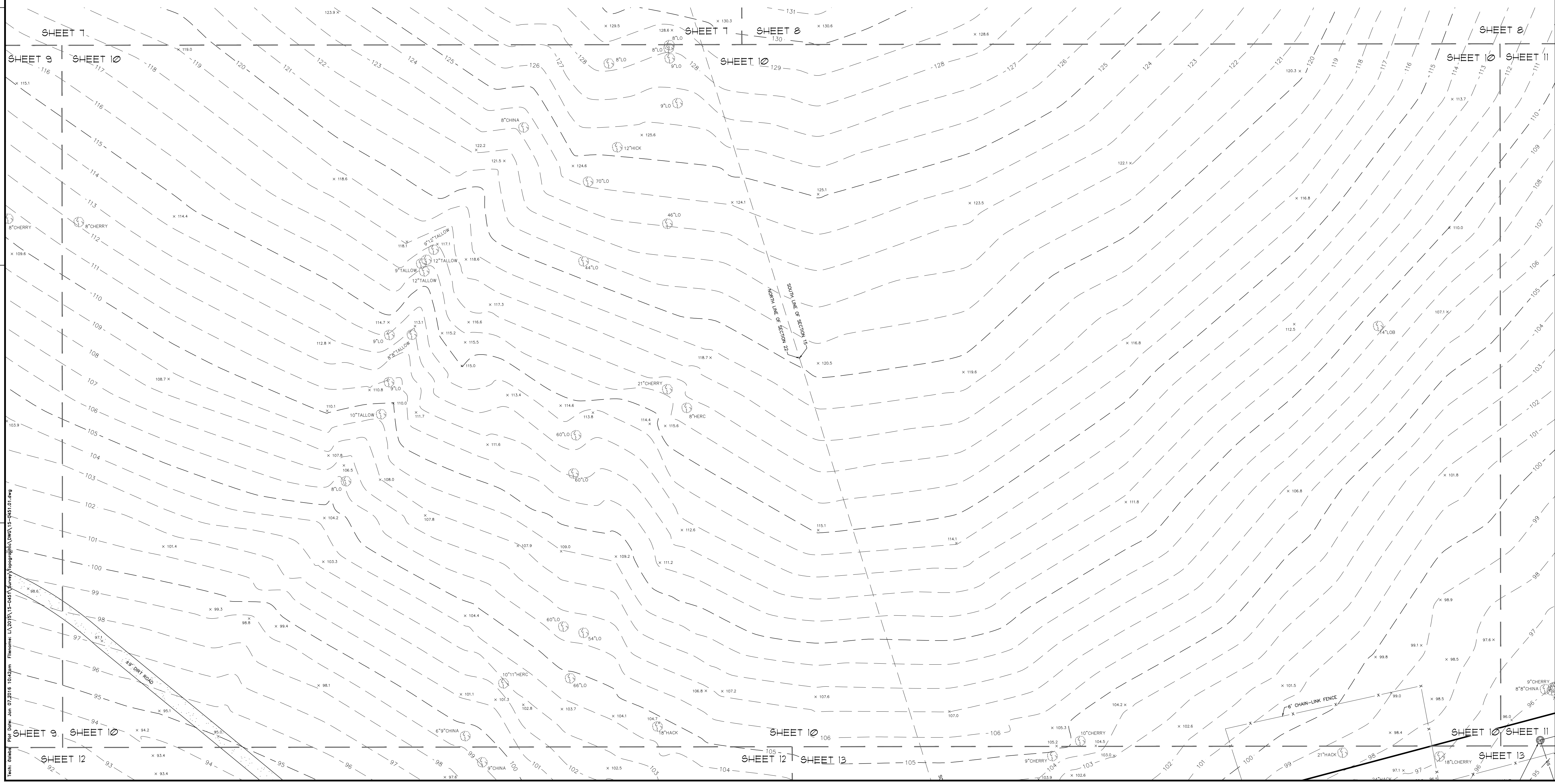
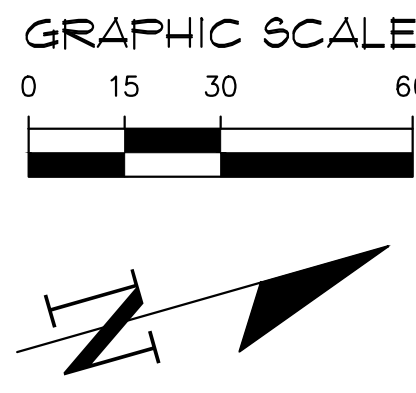
This map prepared by:
MICHAEL L. HARBERT
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 9 OF 14

TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
FRACTIONAL SECTIONS 15 AND 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

- LEGEND:
- FOUND 4"x4" CONCRETE MONUMENT
 - SET CONCRETE MONUMENT
 - SET MAG NAIL
 - SET 60D NAIL & CAP
 - MARKED "TRAVERSE LB 5075"
 - SET NAIL AND DISK
 - STAMPED "TRAVERSE DISK LB 5075"
 - SET 1/2" REBAR AND CAP
 - MARKED "TRAVERSE LB 5075"
 - BENCHMARK
 - CONCRETE LIGHT POLE
 - CLEANOUT
 - ELECTRIC BOX
 - ELECTRIC HANDHOLE
 - ELECTRIC LINE MARKER
 - ELECTRIC METER
 - FIBER OPTIC LINE MARKER
 - GUY ANCHOR
 - IRRIGATION CONTROL BOX
 - MAILBOX
 - SIGN
 - TREE (SIZE AND TYPE AS NOTED)
 - SPIGOT
 - SANITARY SEWER MANHOLE
 - TELEPHONE LINE MARKER
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - UTILITY POLE
 - WATER LINE MARKER
 - WOOD LIGHT POLE
 - WOODEN POWER POLE
 - WATER VALVE
 - STORM INLET
 - BOLLARD
 - WOOD POST
 - FENCE (SIZE AND TYPE AS NOTED)
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - OVERHEAD WIRE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND FIBER OPTIC LINE
 - CONTOUR LINE
 - END OF FEATURE NOT DETERMINED
 - ASPHALT SURFACE
 - CONCRETE SURFACE
 - LIMEROCK SURFACE
 - DIRT SURFACE
 - SPOT ELEVATION (PERVIOUS SURFACE)
 - SPOT ELEVATION (IMPERVIOUS SURFACE)
 - LOBLOLLY PINE
 - LIVE OAK
 - LAUREL OAK
 - WATER OAK
 - HICKORY
 - HACKBERRY
 - DOGWOOD
 - SWEETGUM
 - LAUREL CHERRY
 - CHINA BERRY
 - HERCULES CLUB
 - INVERT
 - HIGH DENSITY POLYETHYLENE
 - VITRIFIED CLAY PIPE
 - CORRUGATED METAL PIPE
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 - DATA BASED ON LEGAL DESCRIPTION (O.R.B. 2989, PAGE 1108)
 - OFFICIAL RECORDS BOOK
 - RIGHT OF WAY
 - MITERED END SECTION
 - AIR CONDITIONER
 - IDENTIFICATION
 - NORTH RIM ELEVATION

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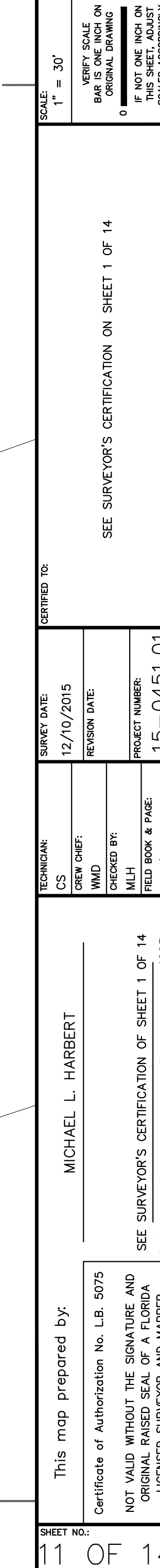
A
B
C
D

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- = SET CONCRETE MONUMENT
- = SET MAG NAIL
- = SET 600 NAIL & CAP
- ▲ = MARKED "TRAVERSE LB 5075"
- = SET NAIL AND DISK
- ▲ = STAMPED "TRAVERSE DISK LB 5075"
- ▲ = SET 1/2" REBAR AND CAP
- ▲ = MARKED "TRAVERSE LB 5075"
- = BEAR MARK
- = CONCRETE LIGHT POLE
- = CLEANOUT
- ⊗ = ELECTRIC BOX
- ⊕ = ELECTRIC HANDHOLE
- ⊗ = ELECTRIC LINE MARKER
- ⊕ = ELECTRIC METER
- ⊗ = FIBER OPTIC LINE MARKER
- ⊕ = GUY ANCHOR
- ⊗ = IRRIGATION CONTROL BOX
- ⊕ = MAILBOX
- ⊗ = SIGN
- ⊕ = TREE (SIZE AND TYPE AS NOTED)
- = SPIGOT
- = SANITARY SEWER MANHOLE
- = TELEPHONE LINE MARKER
- = TELEPHONE PEDESTAL
- = TRANSFORMER
- = UTILITY POLE

 = WATER LINE MARKER
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 = WATER VALVE
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 = BOLLARD
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 = FENCE (SIZE AND TYPE AS NOTED)
 = SANITARY SEWER LINE
 = STORM SEWER LINE
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 = UNDERGROUND TELEPHONE LINE
 = UNDERGROUND FIBER OPTIC LINE
 = CONTOUR LINE
 = END OF FEATURE NOT DETERMINED
 = ASPHALT SURFACE
 = CONCRETE SURFACE
 = LIMEROCK SURFACE
 = DIRT SURFACE

108.5 = SPOT ELEVATION (PERVIOUS SURFACE)
108.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
LOB = LOBLOLLY PINE
LO = LIVE OAK
LAO = LAUREL OAK
WO = WATER OAK
HICK = HICKORY
HACK = HACKBERRY
DOG = DOGWOOD
SWGUM = SWEETGUM
LCCHERRY = LAUREL CHERRY
CHINA = CHINABERRY
HERC = HERCULES CLUB
INV = INVERT
HDP = HIGH DENSITY POLYETHYLENE
VCP = VITRIFIED PIPE
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O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
M.E.S. = METERED END SECTION
A/C = AIR CONDITIONER
ID = IDENTIFICATION
N.R. = NORTH RIM ELEVATION

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1" = 30'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

1"

IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALE TO 1" = 30'

FREE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

SURVEY DATE:	12/10/2015
REVISION DATE:	
PROJECT NUMBER:	15-0151 01

TECHNICIAN:
CS
CREW CHIEF:
WMD
CHECKED BY:
MLH
FIELD BOOK & PAGE:

MICHAEL L. HARBERT
 ...OR'S CERTIFICATION OF SHEET

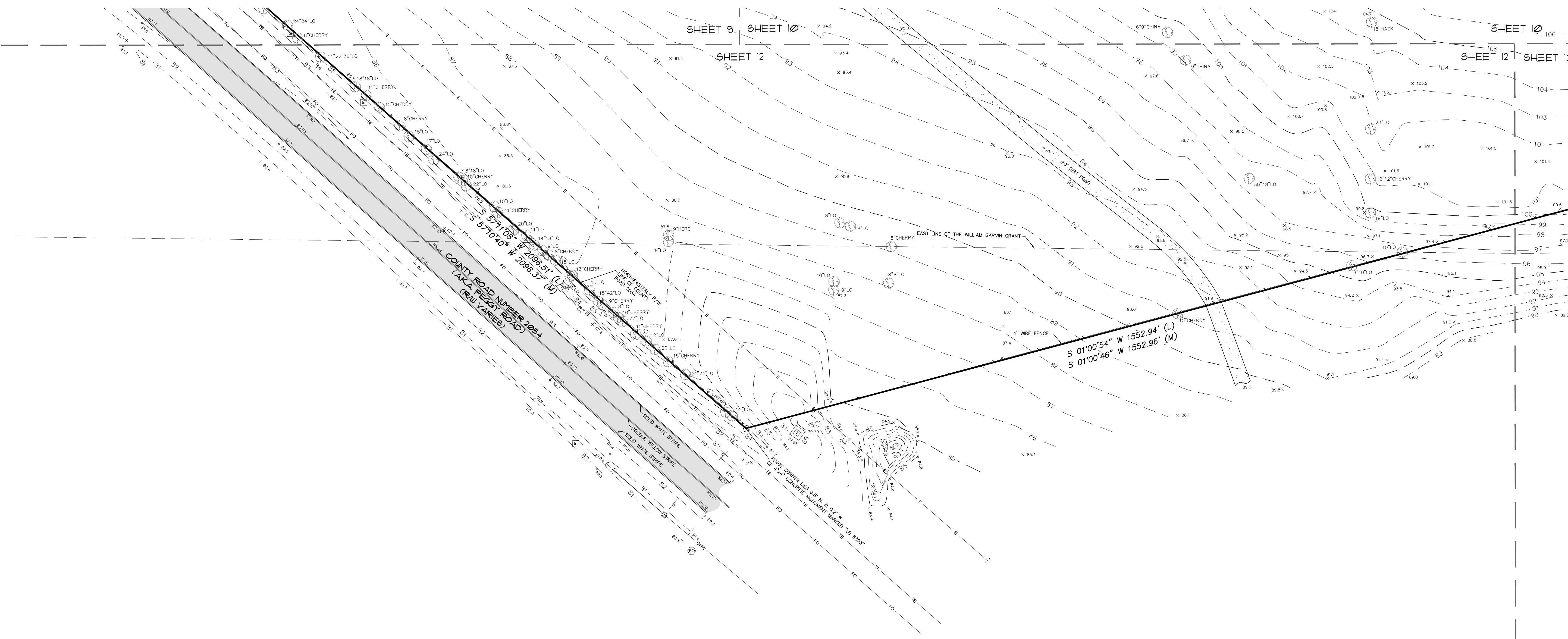
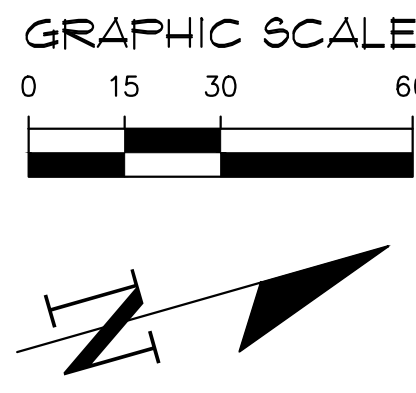
This map prepared by:

SHEET NO.:
11 OF 1.

TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
FRACTIONAL SECTIONS 15 AND 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
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- LEGEND:
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 - SET CONCRETE MONUMENT
 - SET MAG NAIL
 - SET 600 NAIL & CAP
 - MARKED TRAVERSE LB 5075"
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 - CONCRETE LIGHT POLE
 - CLEANOUT
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 - TREE (SIZE AND TYPE AS NOTED)
 - SPIGOT
 - SANITARY SEWER MANHOLE
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 - DIRT SURFACE
 - SPOT ELEVATION (PREVIOUS SURFACE)
 - SPOT ELEVATION (IMPERVIOUS SURFACE)
 - LOBLOLLY PINE
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 - LAUREL OAK
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est. 1988 FLORIDA
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CHW
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VERTICAL SCALE
BASED ON THE
ORIGINAL DRAWING
0 INCHES = 1 FOOT
HORIZONTAL SCALE
BASED ON THE
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1" = 30'

SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

SURVEYOR	CS	SURVEY DATE	12/10/2015
CREW CHIEF	WMD	REVISION DATE	
CHECKED BY	MLH	PROJECT NUMBER	15-0451.01
FIELD BOOK & PAGE			490/37-49

This map prepared by:
MICHAEL L. HARBERT

Certificate of Authorization No. LB. 5075

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SEE SURVEYOR'S CERTIFICATION OF SHEET 1 OF 14

Professional Surveyor & Mapper Fla. License No. 4995

SHEET NO.:
12 OF 14

TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
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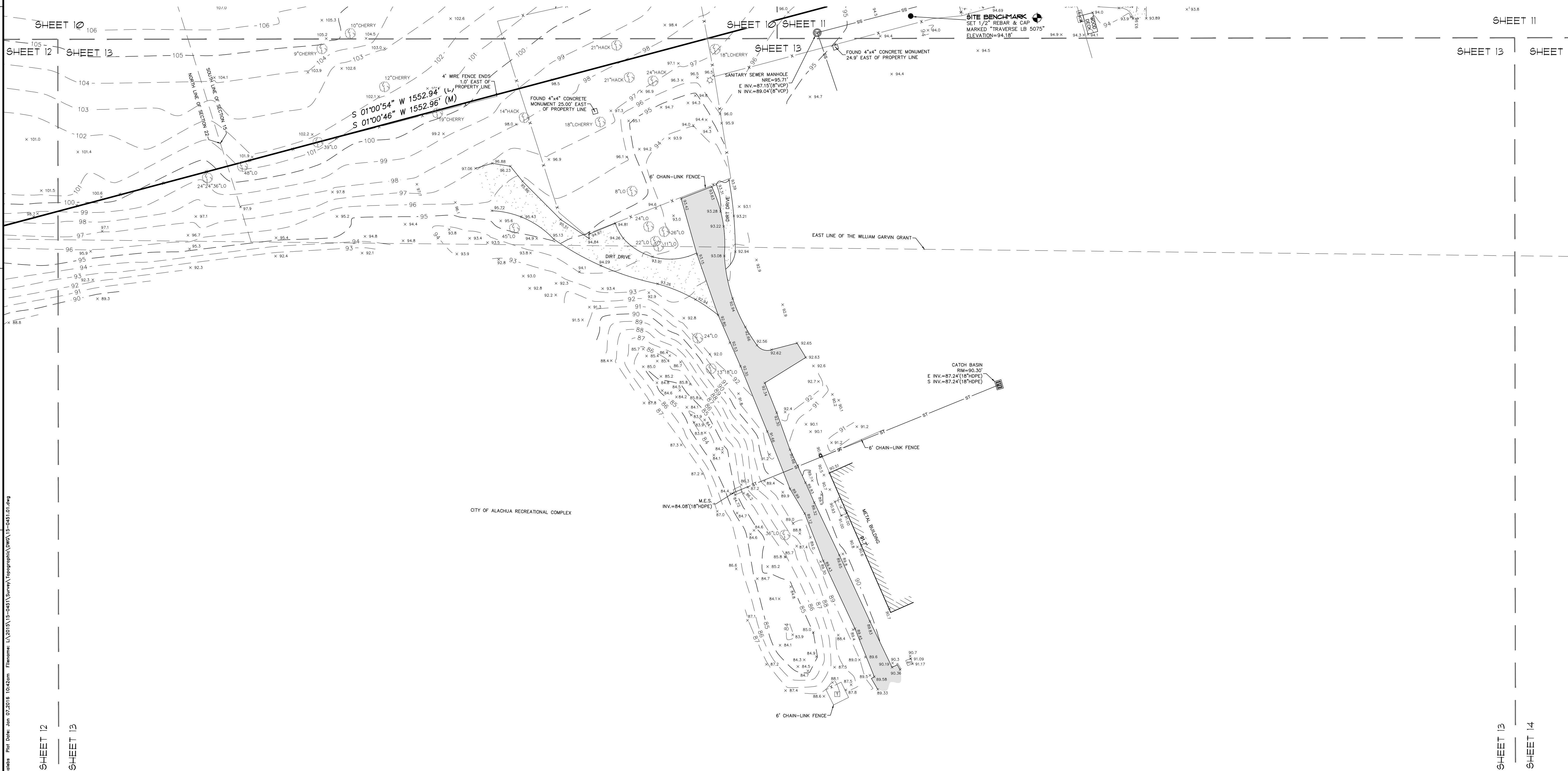
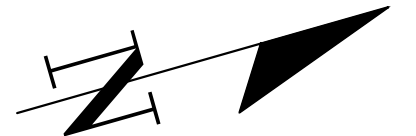
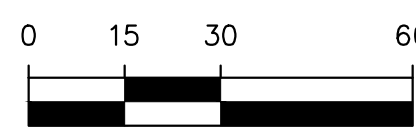
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- LOB = LOBLOLLY PINE
- LO = LIVE OAK
- LAO = LAUREL OAK
- WO = WATER OAK
- HICK = HICKORY
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- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- VERTICAL DATUM BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER C 51 (PID AR0286), BEING A STANDARD COAST AND GEODETIC SURVEY DISK IN CONCRETE POST LOCATED IN THE VICINITY OF ALACHUA COUNTY ROAD 2054, AND MAIN STREET, WITH A PUBLISHED ELEVATION OF 75.14 FEET (NAVD 88).
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
- THIS SURVEY CONSISTS OF FOURTEEN (14) SHEETS TOTAL. EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET 1 FOR SHEET INDEX. SEE SHEETS 2 THROUGH 14 FOR DETAILED TOPOGRAPHIC INFORMATION.

GRAPHIC SCALE



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VERTICAL SCALE
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SCALES ACCORDINGLY.

SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

TECHNICIAN:	CS
DRAWN BY:	WMD
CHECKED BY:	MLH
PROJECT NUMBER:	15-0451.01
FIELD BOOK & PAGE:	490/37-49

This map prepared by:
MICHAEL L. HARBERT
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

TOPOGRAPHIC SURVEY
LOCATED IN THE WILLIAM GARVIN GRANT & IN
FRACTIONAL SECTIONS 15 AND 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

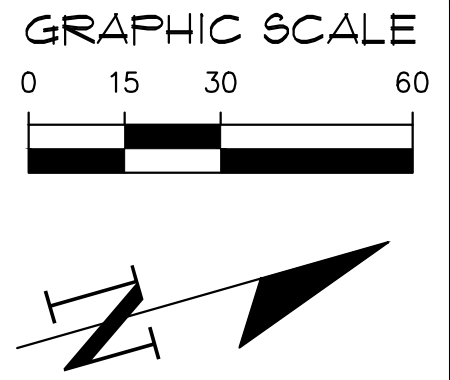
LEGEND:

	= FOUND 4"x4" CONCRETE MONUMENT		= WATER LINE MARKER
	= SET CONCRETE MONUMENT		= WOOD LIGHT POLE
	= SET MAG NAIL		= WOODEN POWER POLE
	= SET 600 NAIL & CAP		= WATER VALVE
	= MARKED "TRAVERSE" LB 5075		= STORM INLET
	= SET NAIL AND DISK		= BOLLARD
	= STAMPED "TRAVERSE DISK LB 5075"		= WOOD POST
	= SET 1/2" REBAR AND CAP		= FENCE (SIZE AND TYPE AS NOTED)
	= MARKED "TRAVERSE LB 5075"		= SANITARY SEWER LINE
	= BENCHMARK		= STORM SEWER LINE
	= CONCRETE LIGHT POLE		= OVERHEAD WIRE
	= CLEANOUT		= UNDERGROUND ELECTRIC LINE
	= ELECTRIC BOX		= UNDERGROUND TELEPHONE LINE
	= ELECTRIC HANDHOLE		= UNDERGROUND FIBER OPTIC LINE
	= ELECTRIC LINE MARKER		= CONTOUR LINE
	= ELECTRIC METER		= END OF FEATURE NOT DETERMINED
	= FIBER OPTIC LINE MARKER		= ASPHALT SURFACE
	= GUY ANCHOR		= CONCRETE SURFACE
	= IRRIGATION CONTROL BOX		= LIMEROCK SURFACE
	= MAILBOX		= DIRT SURFACE
	= SIGN		
	= TREE (SIZE AND TYPE AS NOTED)		
	= SPIGOT		
	= SANITARY SEWER MANHOLE		
	= TELEPHONE LINE MARKER		
	= TELEPHONE PEDESTAL		
	= TRANSFORMER		
	= UTILITY POLE		

108.5 = SPOT ELEVATION (PERVIOUS SURFACE)
108.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
LOB = LOBLOLLY PINE
LO = LIVE OAK
LAO = LAUREL OAK
WO = WATER OAK
HICK = HICKORY
HACK = HACKBERRY
DOG = DOGWOOD
SWGUM = SWEETGUM
LCHERRY = LAUREL CHERRY
CHINA = CHINA BERRY
HERC = HERCULES CLUB
INV = INVERT
HDPE = HIGH DENSITY POLYETHYLENE
VCP = VITRIFIED CLAY PIPE
CMP = CORRUGATED METAL PIPE
(M) = DATA BASED ON FIELD MEASUREMENTS
(L) = DATA BASED ON LEGAL DESCRIPTION (O.R.B. 2989, PAGE 1108)
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
M.E.S. = MITERED END SECTION
A/C = AIR CONDITIONER
ID = IDENTIFICATION
NRE = NORTH RIM ELEVATION

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 17°08'10" EAST FOR THE SOUTHEASTERLY LINE OF LOTS 20, 21, AND 24 OF CLOVER RANCH ESTATES, AS RECORDED IN PLAT BOOK F, PAGE 7 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND LOTS 4 THROUGH 9 OF COLONIAL HEIGHTS, AS RECORDED IN PLAT BOOK J, PAGE 11, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BOUNDARY SHOWN IS FROM A PREVIOUS SURVEY BY THIS OFFICE, UNDER JOB NUMBER 10-0385, DATED 12/01/2011.
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
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SCALES ACCORDINGLY.

SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 14

CERTIFIED TO:
SURVEY DATE: 12/10/2015
REVISION DATE:
PROJECT NUMBER: 15-0451.01

TECHNICIAN: CS
DRAWN BY: WMD
CHECKED BY: MLH
FIELD BOOK & PAGE: 490/37-49

This map prepared by:
MICHAEL L. HARBERT
Certificate of Authorization No. LB 5075
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LICENSED SURVEYOR AND MAPPER

SHEET NO.:
14 OF 14

A

B

C

D

Test: kurtm Plot Date: Jul 26, 2018 12:28pm Filename: L:\2017\17-0373\engineering\DWG\production files\17-0373_C0.30_SMR_Laprefore02.dwg

BASIN OPERATION AND MAINTENANCE REQUIREMENTS

SURFACEWATER MANAGEMENT FACILITIES (SMF'S)

ALL SMF'S PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE DESIGNS, PLANS, CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE DISTRICT, AND INCORPORATED BY REFERENCE INTO ANY PERMIT ISSUED. SMF'S SHALL BE KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE THROUGH REGULAR INSPECTION AND MAINTENANCE BY THE PERMITTEE.

EROSION CONTROL

THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE PERMITTEE TO INSURE THAT ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION ESTABLISHED FOR EROSION CONTROL SHALL BE PROPERLY MAINTAINED FOR FUNCTION.

CULVERTS, PIPES AND STRUCTURES

ALL STRUCTURES WITHIN THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED ON A REGULAR BASIS BY THE PERMITTEE TO INSURE THAT THEY DO NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

MAINTENANCE

THE BASIN SHALL BE REGULARLY MOWED TO AVOID EXCESSIVE VEGETATION GROWTH. THE MOWING RATE SHALL BE AT A MINIMUM OF 12 TIMES PER YEAR, WITH MORE FREQUENT MOWING IN THE SUMMER MONTHS. BASIN SIDE SLOPES SHALL INITIALLY BE SODDED AND THE SOD MAINTAINED.

FUNCTION

BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT IMPROPER RECOVERY IS NOTED.

LIMEROCK/SINKHOLE

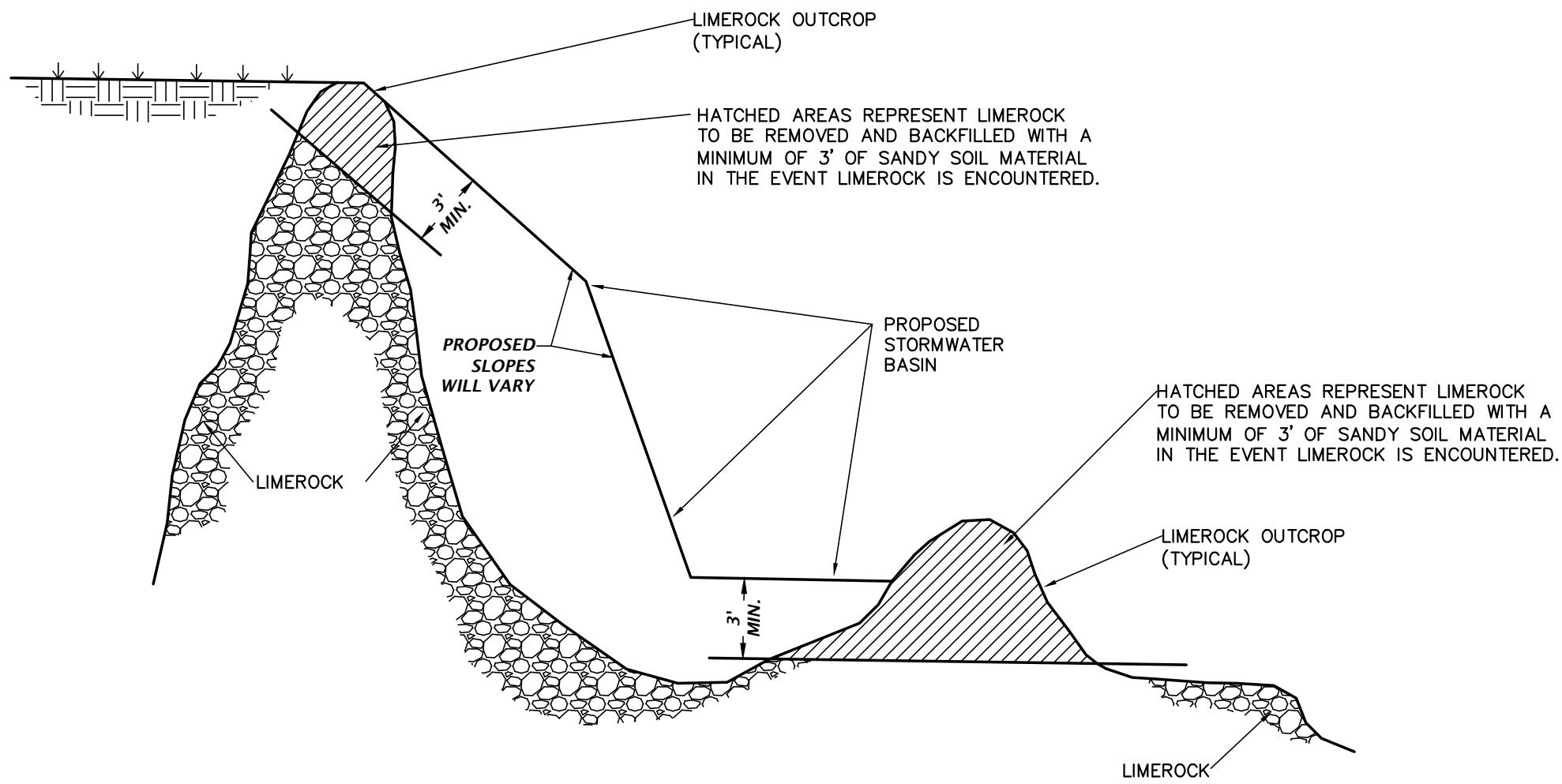
IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASIN OR IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE/BASIN THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE ESTABLISHED OPERATION AND MAINTENANCE ENTITY. THE ENGINEER OF RECORD SHALL INSPECT THE REPAIRED AREA UPON COMPLETION OF THE REPAIR.

WHERE A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASINS, THE LIMEROCK SHALL BE OVER EXCAVATED BY 3 FEET. AN APPROVED GEO TEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATION AND BACKFILLED WITH SANDY SOILS IN A LOOSE CONDITION.

ALL SWALES/BASINS SHALL BE INSPECTED MONTHLY FOR SINKHOLE OCCURRENCE. SHOULD A SINKHOLE OCCUR, THE AREA SHALL BE REPAIRED AS SOON AS POSSIBLE. REPAIR SHALL INCLUDE FILLING (LIMEROCK SUCH AS ROAD BASE MATERIAL, CLAY/SAND MIXTURE, OR CONCRETE IF NECESSARY). A 3-FOOT DEEP CAP THAT EXTENDS 3 FEET BEYOND THE PERIMETER OF THE SINKHOLE SHALL BE CONSTRUCTED WITH CLAYEY SOILS. THE CLAYEY SOIL SHALL HAVE AT LEAST 20% PASSING THE NO. 200 SIEVE, COMPACTED TO 95% OF STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE 2% - 4% ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE RE-GRADED TO PREVENT CONCENTRATION OF WATERS (PONDING) AND RE-VEGETATED.

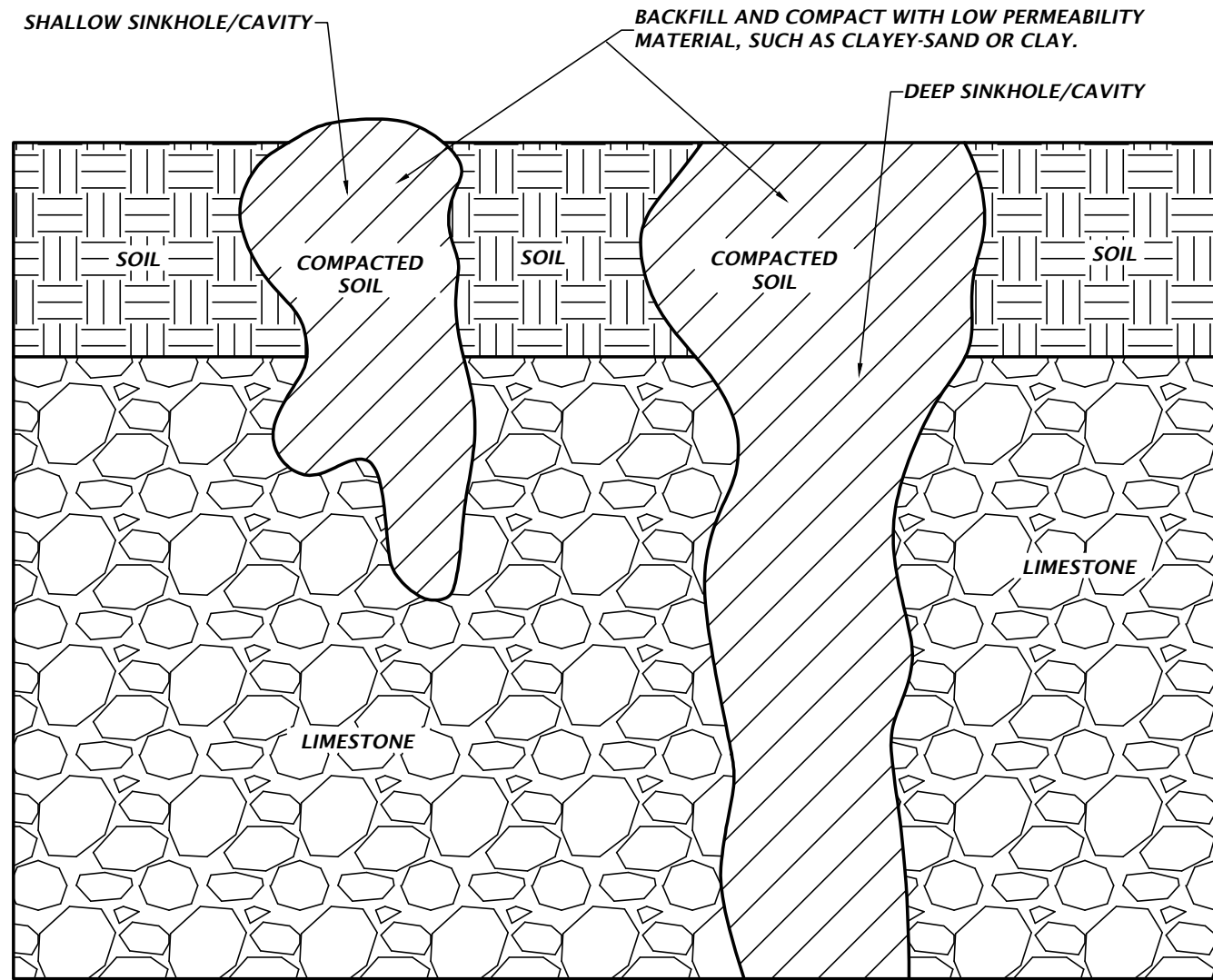
OPERATION & MAINTENANCE ENTITY

CITY OF ALACHUA
P.O. BOX 9
ALACHUA, FL 32616



LIMEROCK OUTCROP REMOVAL DETAIL

NTS



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

NTS

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SCALE: N/A
PERMIT SCALE: 1" = 10' (ON ORIGINAL DRAWING)
0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10'
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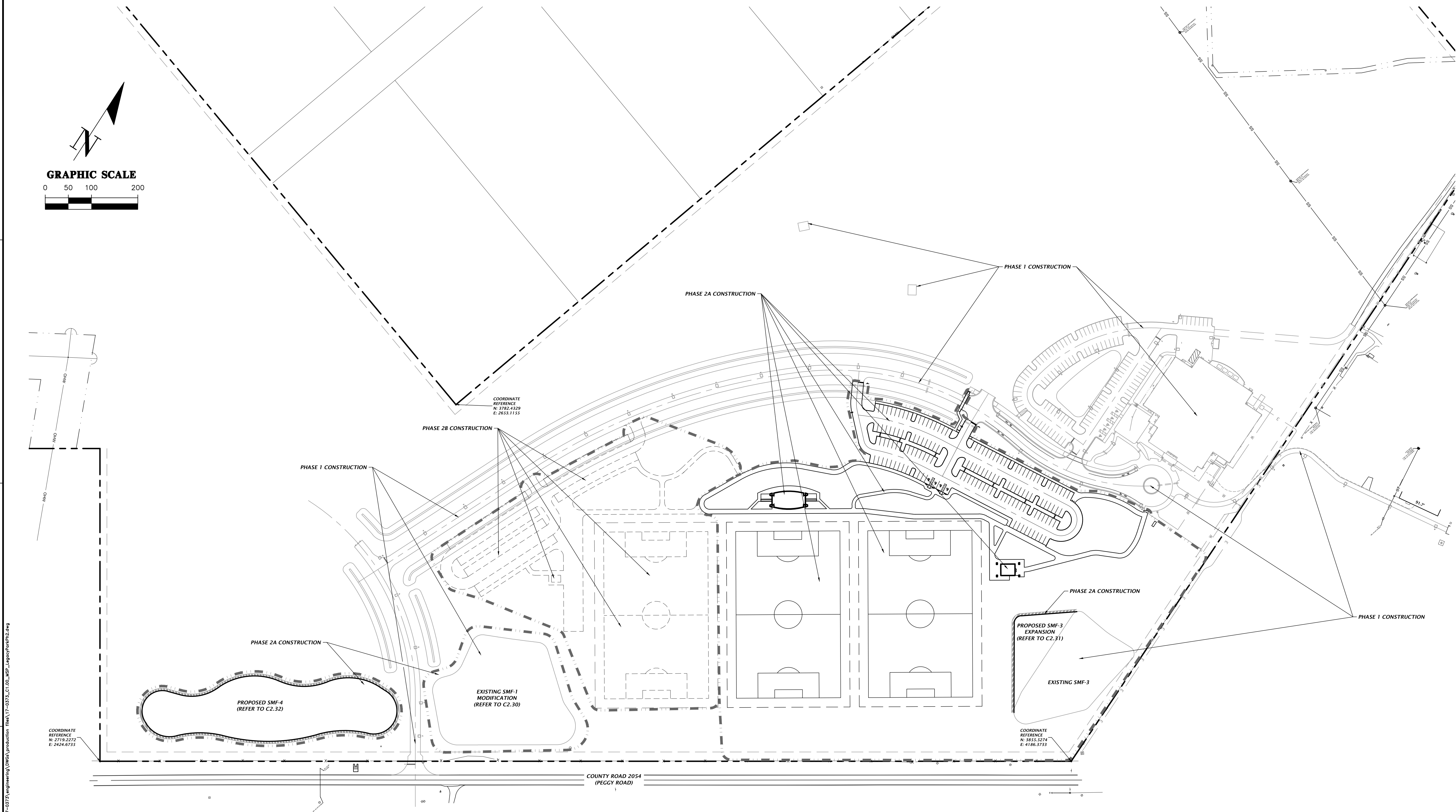
CONSTRUCTION/REPAIR DETAILS

2018-03-29 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-05-14 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-07-18 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-07-30 P.Z.B. & SRWD

CLIENT: CITY OF ALACHUA
PROJECT: LEGACY PARK PHASE 2A
SHEET TITLE: SINKHOLE REPAIR DETAIL AND NOTES
PROJECT NUMBER: 17-0373

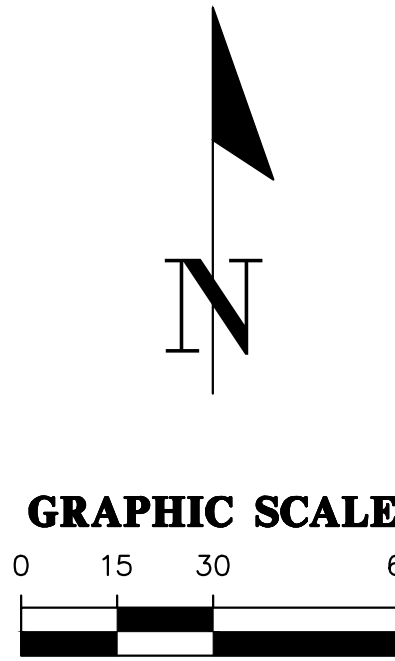
DESIGNER: K. MERRITT
DESIGNER: T. HASTAY
QUALITY CONTROL: T. FLEGERT
PROJECT NUMBER: 17-0373
TRAVIS J. HASTAY

FL PE No. 84295
SHEET NO: C0.30



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CONSTRUCTION/BD RELEASES	
2018-03-29 CITY OF ALACHUA, ALACHUA COUNTY, SRWD 2018-05-14 CITY OF ALACHUA, ALACHUA COUNTY, SRWD 2018-07-18 CITY OF ALACHUA, SRWD 2018-07-30 P.Z.B. & SRWD	
CLIENT:	CITY OF ALACHUA
DESIGNER:	K. MERRITT
PROJECT:	LEGACY PARK PHASE 2A
QUALITY CONTROL:	T. HASTAY
SHEET NUMBER:	17-0373
TRAVIS J. HASTAY	
FL PE No. 84295	
SHEET NO.: C1.00	



NOTE:
SEE SHEET C1.00 FOR REFERENCE
COORDINATES.



MATCHLINE - SEE SHEET C1.11

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SCALE: 1" = 30'

CONSTRUCTION/REVISIONS

REVISIONS
2018-03-29 CITY OF ALACHUA, ALACHUA COUNTY,
SRWD
2018-05-14 CITY OF ALACHUA, SRWD, SRWD
2018-07-18 CITY OF ALACHUA, SRWD
2018-07-30 P.Z.B. & SRWD

CITY OF ALACHUA

PROJECT:
LEGACY PARK PHASE 2A

QUALITY CONTROL:
T. FLEGERT

SHEET TITLE:
SITE AND HORIZONTAL CONTROL
PLAN

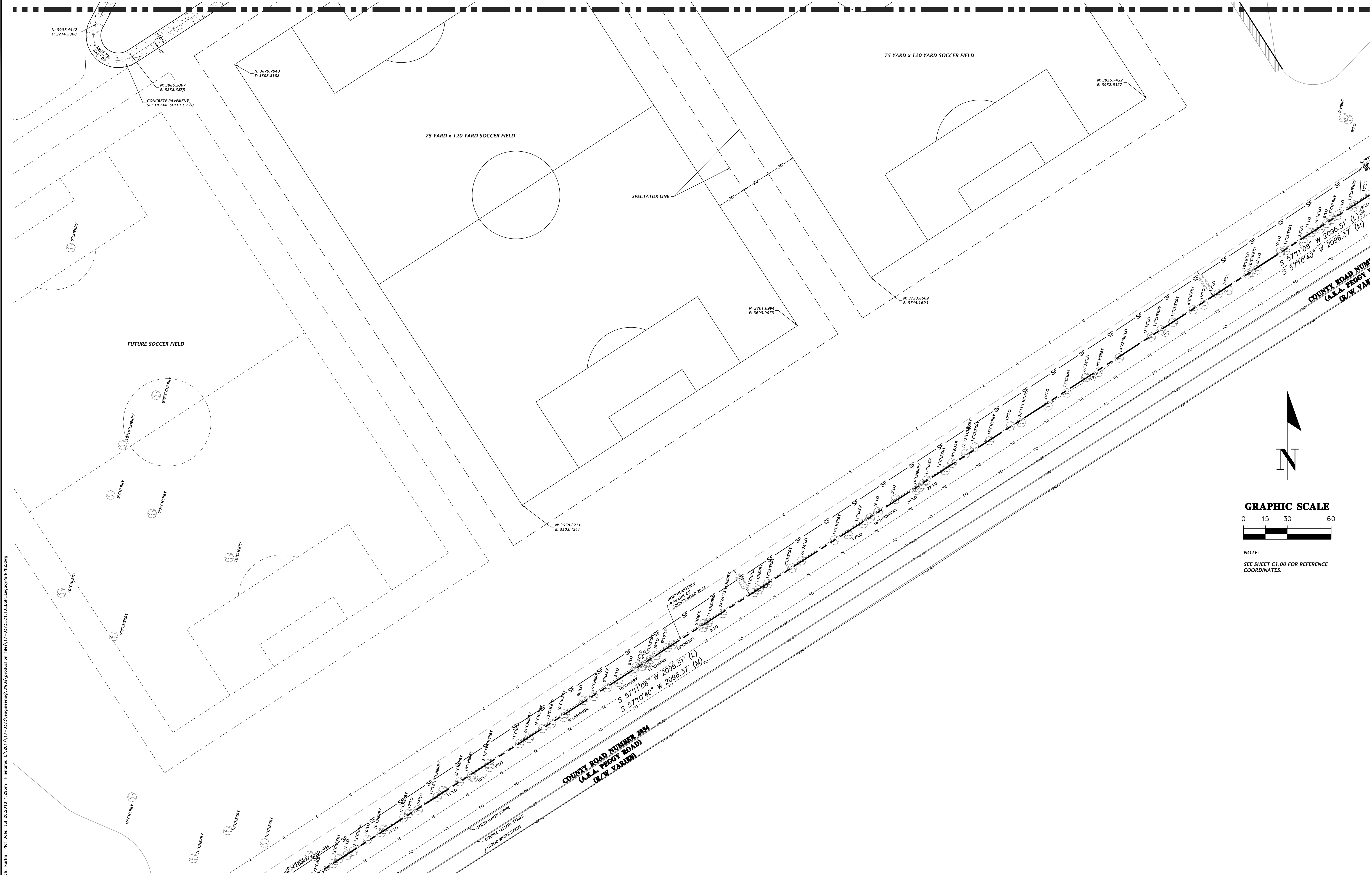
TRAVIS J. HASTAY

FL PE No. 84295
SHEET NO.:
C1.10

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A
B
C
D

MATCHLINE - SEE SHEET C1.10



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CONSTRUCTION/BD RELEASE

2018-03-29 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-05-14 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-07-18 CITY OF ALACHUA, SRWD
2018-07-30 P.Z.B. & SRWD

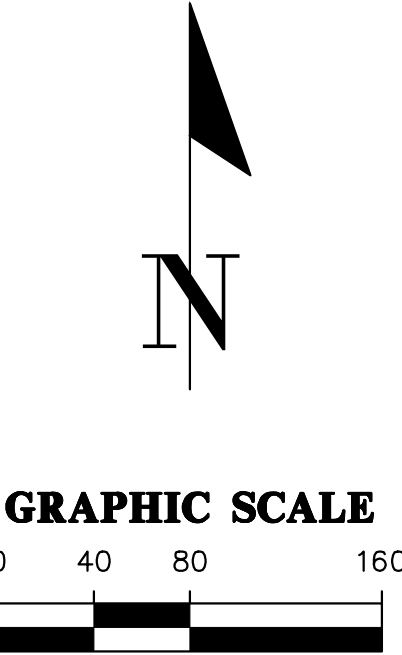
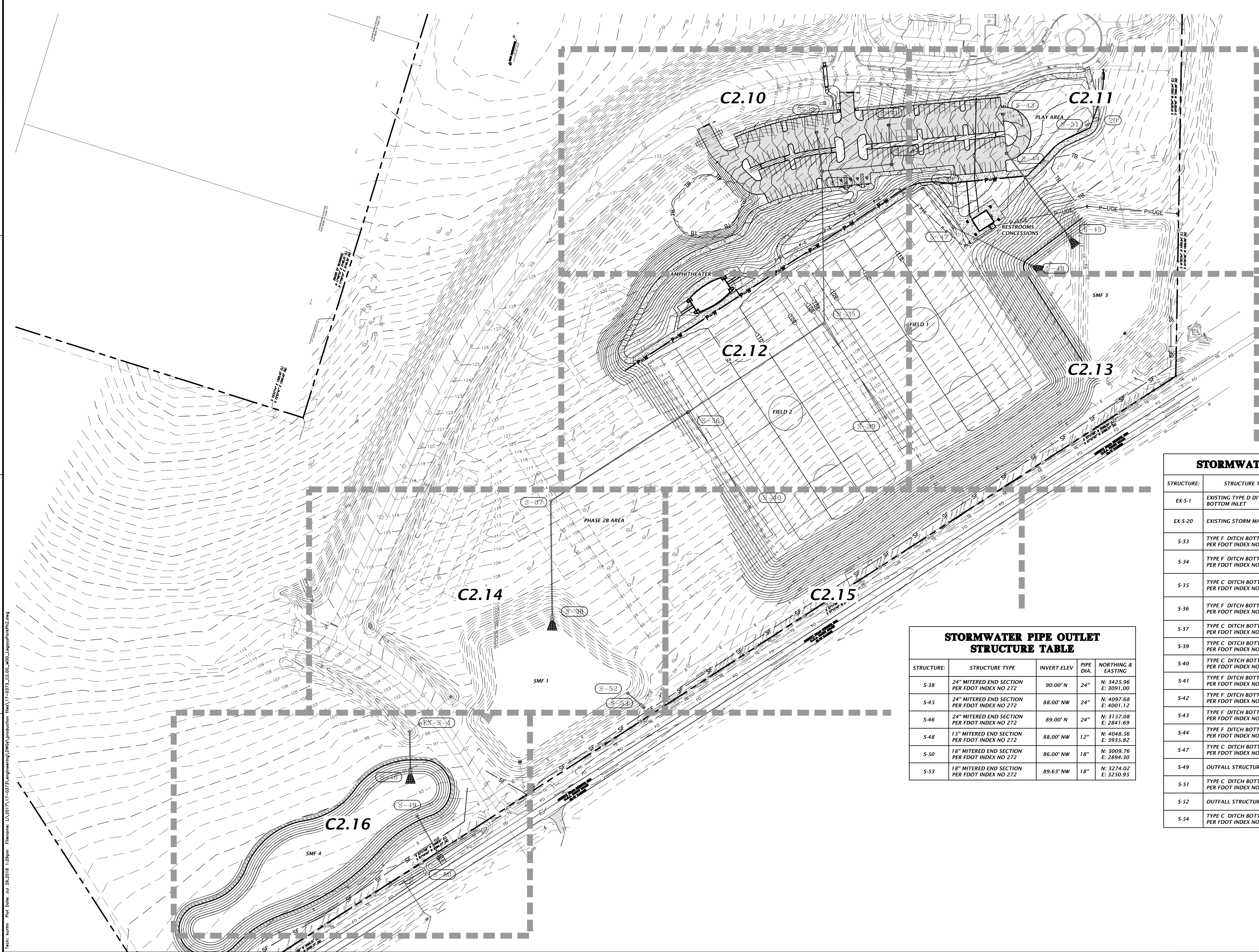
CLIENT: CITY OF ALACHUA
PROJECT: LEGACY PARK PHASE 2A
SHEET TITLE: SITE AND HORIZONTAL CONTROL PLAN

DESIGNER: K. MERRITT
DESIGNER: T. HASTAY
QUALITY CONTROL: T. FLEGGERT
PROJECT NUMBER: 17-0373

TRAVIS J. HASTAY

FL PE No. 84295
SHEET NO.:

C1.11



STORMWATER STRUCTURE TABLE					
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
EX-S-1	EXISTING TYPE D DITCH BOTTOM INLET	96.00'	90.48' S 90.48' NE	24"	N: 3230.51 E: 2840.47
EX-S-20	EXISTING STORM MANHOLE	107.02'	94.11' NW 94.11' S 102.76' SW	24" 24" 12"	N: 4307.55 E: 4032.05
S-33	TYPE F DITCH BOTTOM INLET PER FDOT INDEX NO 233	123.84'	117.38' S	18"	N: 4284.38 E: 3555.22
S-34	TYPE F DITCH BOTTOM INLET PER FDOT INDEX NO 233	120.67'	116.00' N 111.77' S 111.77' E	18" 18" 18"	N: 4216.04 E: 3564.75
S-35	TYPE C DITCH BOTTOM INLET PER FDOT INDEX NO 233	107.23'	102.00' N 101.00' SW 101.00' SE	18" 18" 12"	N: 3948.81 E: 3568.62
S-36	TYPE F DITCH BOTTOM INLET PER FDOT INDEX NO 233	107.27'	98.14' NE 98.14' SW 98.14' SE	18" 24" 12"	N: 3792.52 E: 3329.59
S-37	TYPE C DITCH BOTTOM INLET PER FDOT INDEX NO 233	112.32'	95.27' NE 95.27' S	24" 24"	N: 3636.18 E: 3088.19
S-39	TYPE C DITCH BOTTOM INLET PER FDOT INDEX NO 233	107.16'	103.00' NW	12"	N: 3782.51 E: 3676.76
S-40	TYPE C DITCH BOTTOM INLET PER FDOT INDEX NO 233	107.10'	100.13' NW	12"	N: 3623.94 E: 3438.11
S-41	TYPE F DITCH BOTTOM INLET PER FDOT INDEX NO 233	118.00'	115.00' S	18"	N: 4296.87 E: 3681.99
S-42	TYPE F DITCH BOTTOM INLET PER FDOT INDEX NO 233	116.00'	113.00' N 113.00' W	18" 18"	N: 4228.04 E: 3687.00
S-43	TYPE F DITCH BOTTOM INLET PER FDOT INDEX NO 233	109.56'	104.50' S	18"	N: 4315.94 E: 3882.48
S-44	TYPE F DITCH BOTTOM INLET PER FDOT INDEX NO 233	108.00'	103.81' N 103.31' SE	18" 24"	N: 4247.28 E: 3889.25
S-47	TYPE C DITCH BOTTOM INLET PER FDOT INDEX NO 233	107.69'	103.79' SE 103.79' NW	12" 12"	N: 4117.47 E: 3795.71
S-49	OUTFALL STRUCTURE	92.86'	87.41' SE	18"	N: 3082.64 E: 2853.38
S-51	TYPE C DITCH BOTTOM INLET PER FDOT INDEX NO 233	107.66'	103.00' NE	12"	N: 4297.29 E: 4029.81
S-52	OUTFALL STRUCTURE	95.50'	90.00' SE	18"	N: 3298.68 E: 3223.24
S-54	TYPE C DITCH BOTTOM INLET PER FDOT INDEX NO 233	108.56'	104.67' SE	12"	N: 4185.97 E: 3741.88

STORMWATER PIPE OUTLET STRUCTURE TABLE				
STRUCTURE:	STRUCTURE TYPE	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-38	24" MITERED END SECTION PER FDOT INDEX NO 272	90.00' N	24"	N: 3425.96 E: 3091.00
S-45	24" MITERED END SECTION PER FDOT INDEX NO 272	88.00' NW	24"	N: 4097.68 E: 4001.12
S-46	24" MITERED END SECTION PER FDOT INDEX NO 272	89.00' N	24"	N: 3157.08 E: 2841.69
S-48	15" MITERED END SECTION PER FDOT INDEX NO 272	88.00' NW	12"	N: 4048.56 E: 3935.82
S-50	18" MITERED END SECTION PER FDOT INDEX NO 272	86.00' NW	18"	N: 3009.76 E: 2894.30
S-53	18" MITERED END SECTION PER FDOT INDEX NO 272	89.63' NW	18"	N: 3274.02 E: 3250.95

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CONSTRUCTION/BBU RELEASE

2018-03-29
2018-05-14
2018-05-20
2018-07-18
2018-07-30

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CITY OF ALACHUA, ALACHUA COUNTY, SRWMD
CITY OF ALACHUA, ALACHUA COUNTY, SRWMD
CITY OF ALACHUA, ALACHUA COUNTY, SRWMD
CITY OF ALACHUA, ALACHUA COUNTY, SRWMD

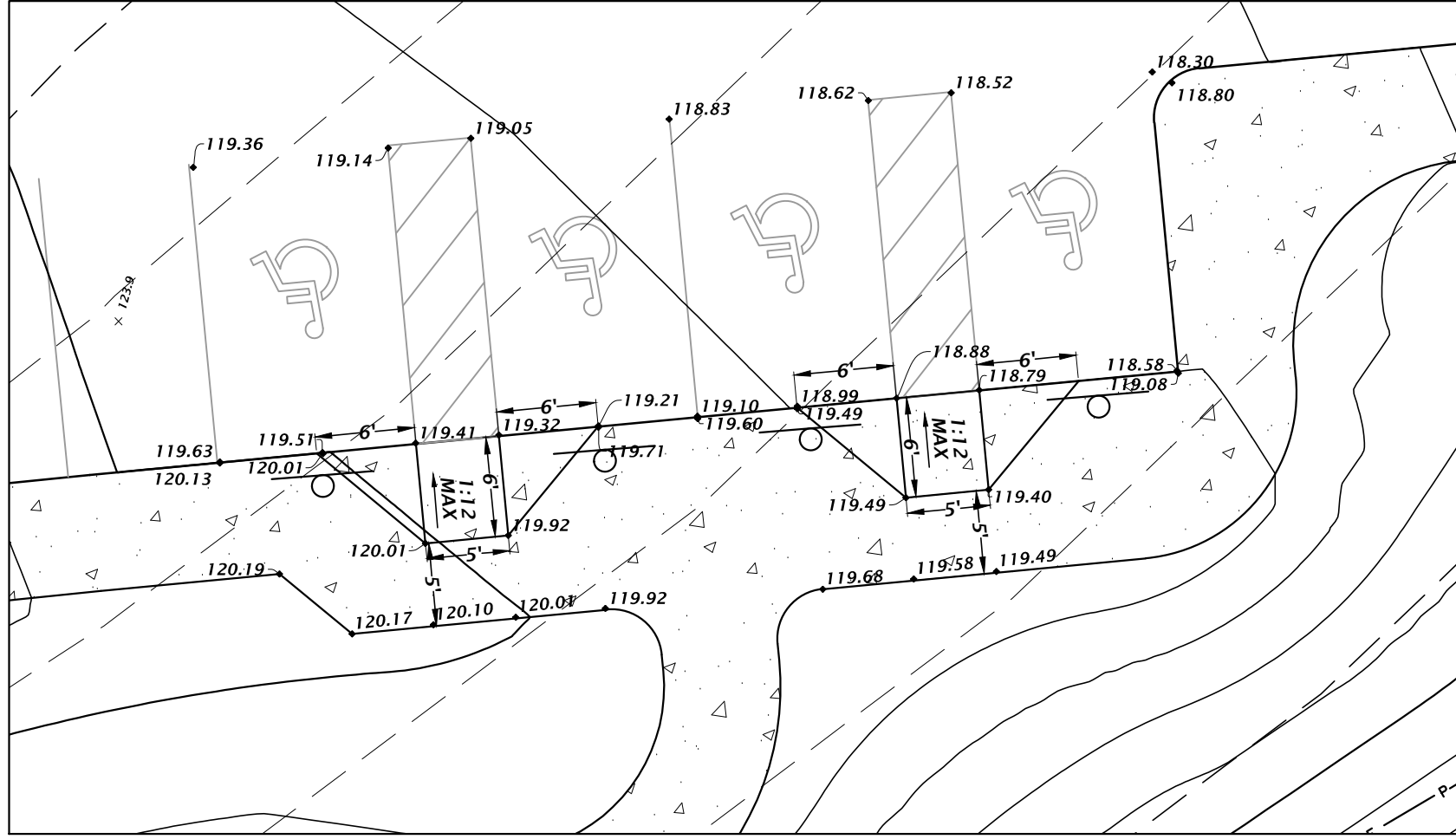
CITY OF ALACHUA
LEGACY PARK PHASE 2A
MASTER GRADING, DRAINAGE,
AND UTILITY PLAN

K. MERRITT
T. HASTAY
T. FLEGERT

DESIGNER
QUALITY CONTROL
PROJECT NUMBER:
17-0373

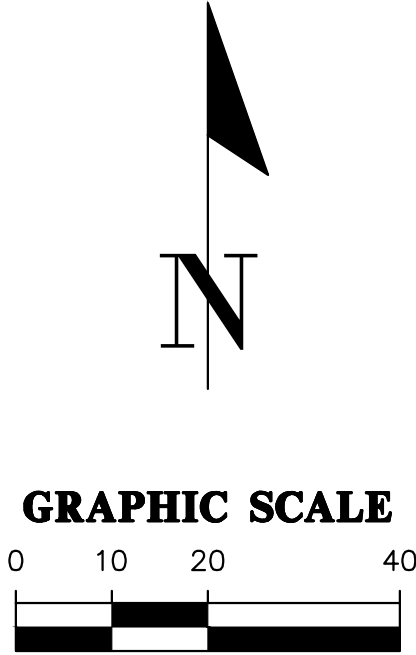
TRAVIS J. HASTAY

FL PE No. 84295
SHEET NO:
C2.00



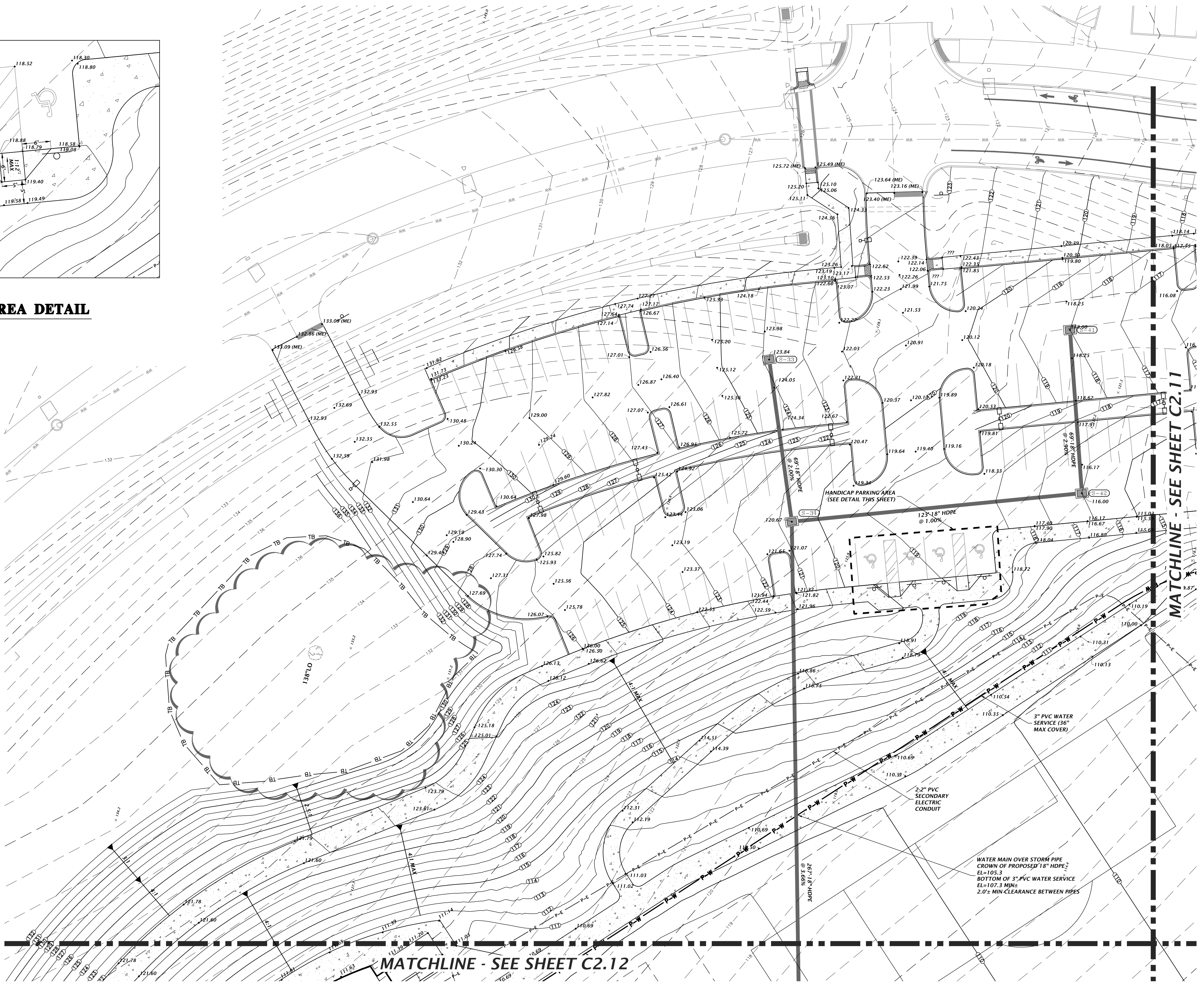
HANDICAP PARKING AREA DETAIL

1" = 10'



GRAPHIC SCALE

STORMWATER STRUCTURE TABLE					
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-33	TYPE F DITCH BOTTOM INLET PER FDOT INDEX NO 233	123.84'	117.38' S	18"	N: 4284.38 E: 3555.22
S-34	TYPE F DITCH BOTTOM INLET PER FDOT INDEX NO 233	120.67'	116.00' N 111.77' S	18"	N: 4216.04 E: 3564.75
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S-42	TYPE F DITCH BOTTOM INLET PER FDOT INDEX NO 233	116.00'	113.00' N 113.00' W	18"	N: 4228.04 E: 3687.00



MATCHLINE - SEE SHEET C2.12

MATCHLINE - SEE SHEET C2.11

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ORIGINAL DRAWING
0" = 1" MAXIMUM
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS

REVISIONS
2018-03-29 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-05-14 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-07-18 CITY OF ALACHUA, SRWD
2018-07-30 P.2B & SRWD

CLIENT: CITY OF ALACHUA
PROJECT: LEGACY PARK PHASE 2A
SHEET TITLE: DETAILED GRADING, DRAINAGE, AND UTILITY PLAN

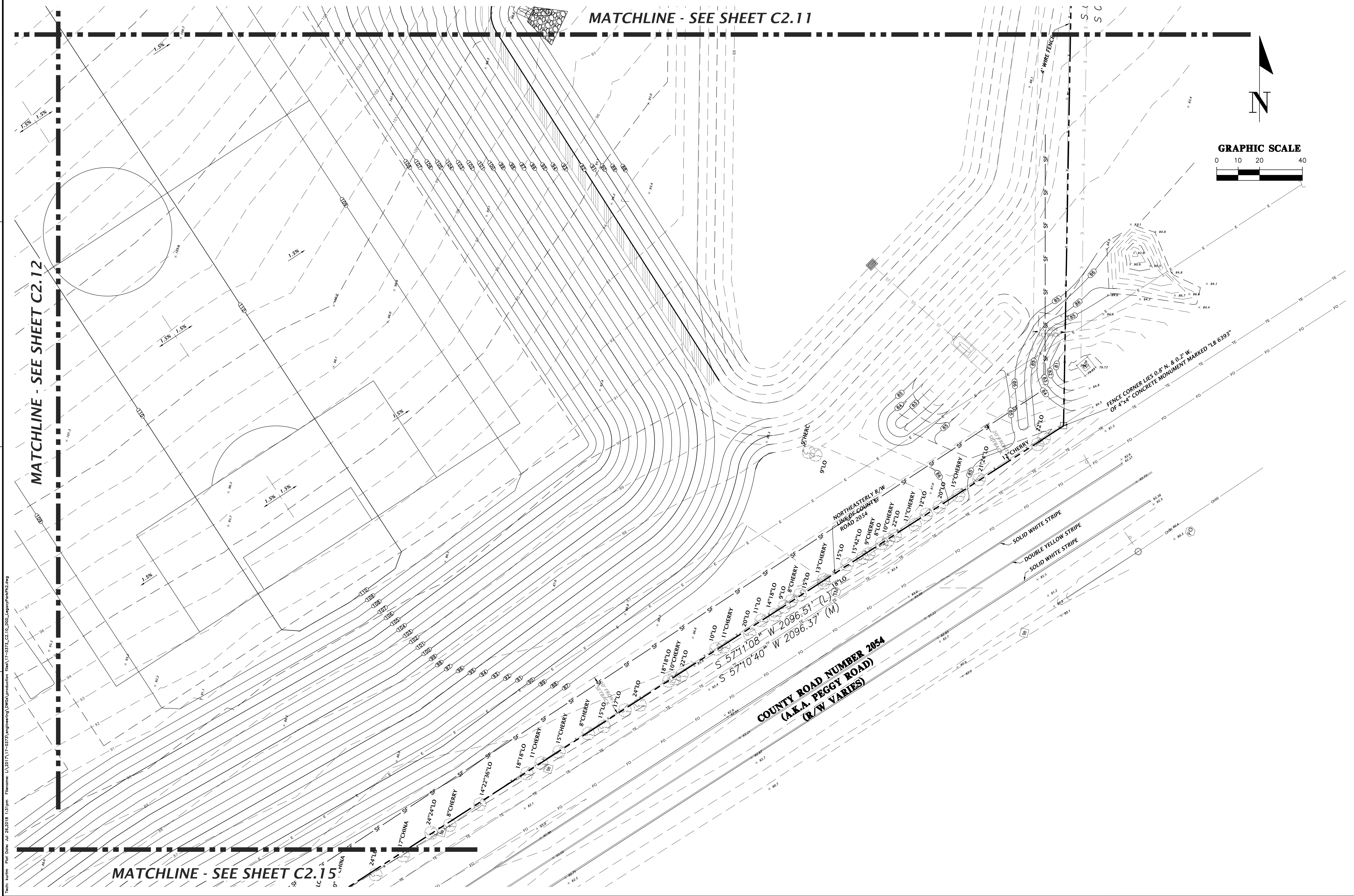
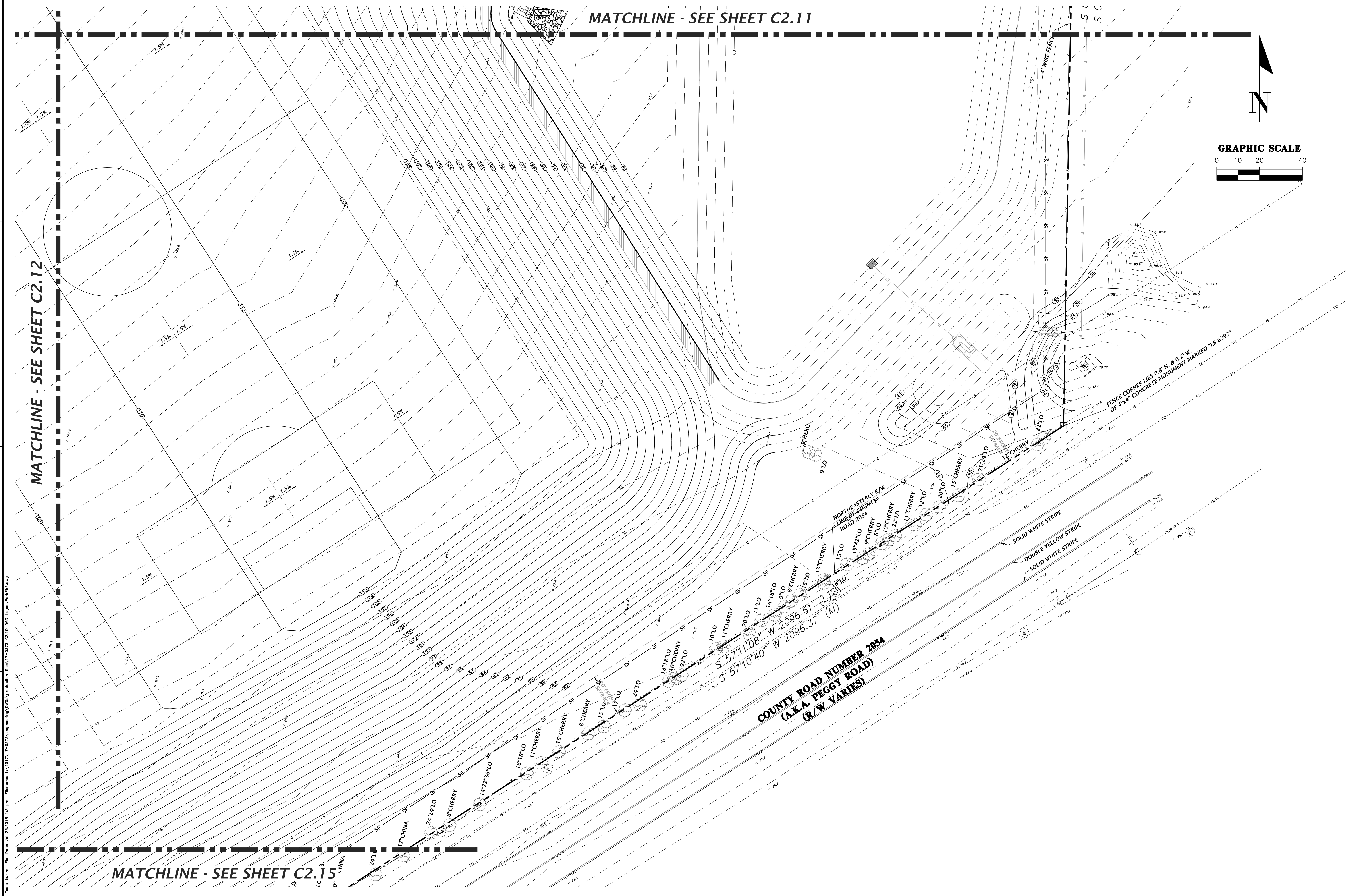
DESIGNER: K. MERRITT
DESIGNER: T. HASTAY
QUALITY CONTROL: T. FLEGERT
PROJECT NUMBER: 17-0373

TRAVIS J. HASTAY

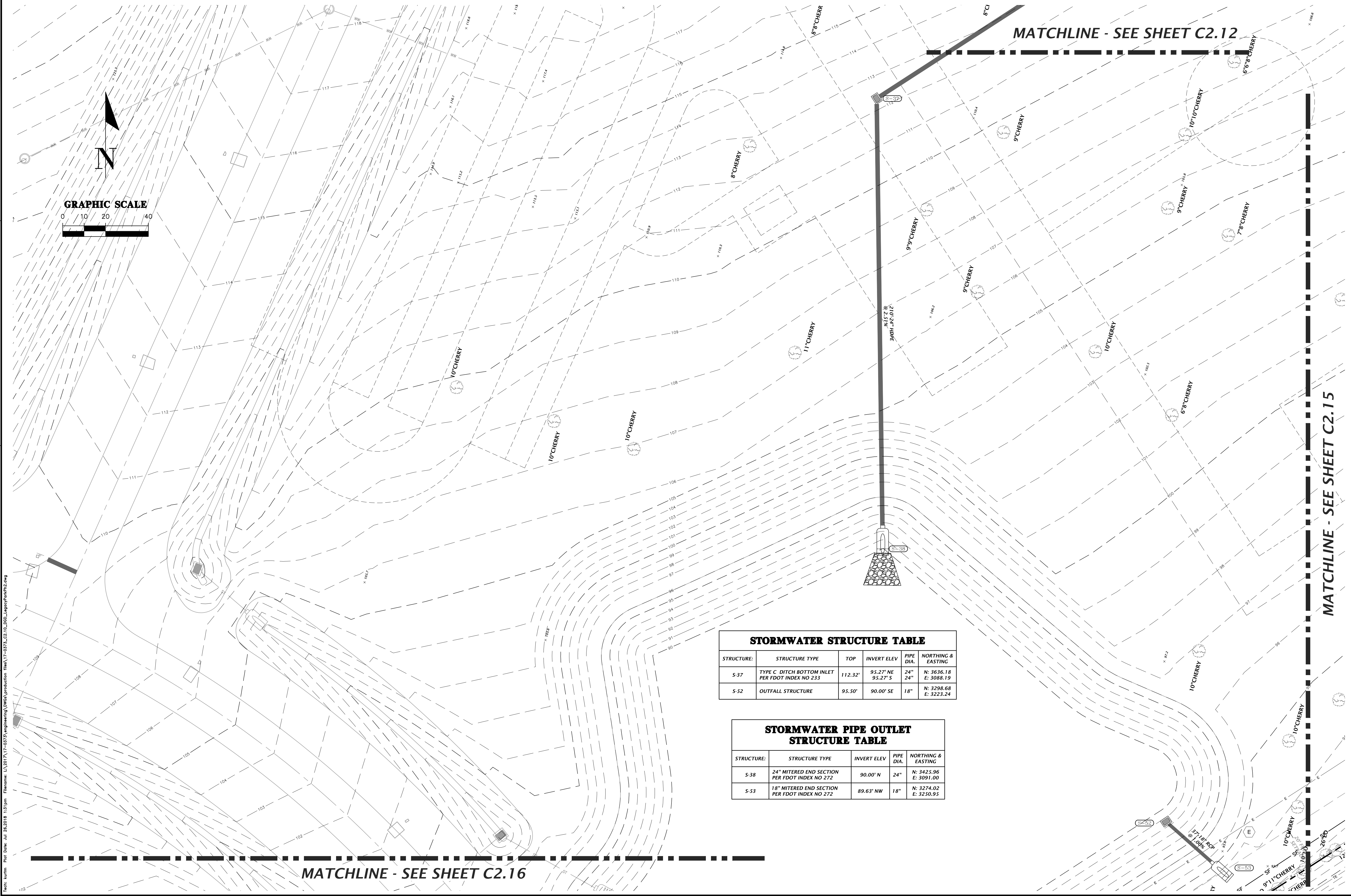
FL PE No. 84295

SHEET NO:

C2.10



11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.dhw-inc.com		est. 1988 FLORIDA CA-5075	
CHW Professional Consultants		Professional Consultants	
1"=20' VERTICAL SCALE BASED ON ORIGINAL DRAWING 0' TO 10' IN 1" INCHES THIS SHEET, ADJUST SCALES ACCORDINGLY.		1"=20' HORIZONTAL SCALE BASED ON ORIGINAL DRAWING 0' TO 10' IN 1" INCHES THIS SHEET, ADJUST SCALES ACCORDINGLY.	
CONSTRUCTION/REV. REVISIONS		CITY OF ALACHUA, ALACHUA COUNTY, 2018-03-29 SRWD 2018-05-14 CITY OF ALACHUA, ALACHUA COUNTY, SRWD 2018-07-18 CITY OF ALACHUA, ALACHUA COUNTY, SRWD 2018-07-30 P.Z.B. & SRWD	
CLIENT: CITY OF ALACHUA		PROJECT: LEGACY PARK PHASE 2A	
DESIGNER: K. MERRITT		QUALITY CONTROL: T. FLEGGERT	
DRAWN BY: T. HASTAY		PROJECT NUMBER: 17-0373	
TRAVIS J. HASTAY		FL PE No. 84295 SHEET NO. C2.13	



STORMWATER STRUCTURE TABLE					
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-37	TYPE C DITCH BOTTOM INLET PER FDOT INDEX NO 233	112.32'	95.27' NE 95.27' S	24" 24"	N: 3636.18 E: 3088.19
S-52	OUTFALL STRUCTURE	95.50'	90.00' SE	18"	N: 3298.68 E: 3223.24

STORMWATER PIPE OUTLET STRUCTURE TABLE				
STRUCTURE:	STRUCTURE TYPE	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-38	24" MITERED END SECTION PER FDOT INDEX NO 272	90.00' N	24"	N: 3425.96 E: 3091.00
S-53	18" MITERED END SECTION PER FDOT INDEX NO 272	89.63' NW	18"	N: 3274.02 E: 3250.95

Test: turin Plot Date: Jul 26, 2018 1:31pm File: L:\2017\17-0373\engineering\DWG\production files\17-0373_C2.10_DWG_Plot.dwg

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1"=20'

PER SCALE ON
BASE MAP, SCALE ON
ORIGINAL DRAWING
0"=1" (NOT SHOWN)
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BD RELEASE

2018-03-29 CITY OF ALACHUA, ALACHUA COUNTY,
SRWD
2018-05-14 CITY OF ALACHUA, ALACHUA COUNTY,
SRWD
2018-05-20 CITY OF ALACHUA, ALACHUA COUNTY,
SRWD
2018-07-18 CITY OF ALACHUA, ALACHUA COUNTY,
SRWD
2018-07-30 P.Z.B. & SRWD

CITY OF ALACHUA

LEGACY PARK PHASE 2A

DETAILED GRADING, DRAINAGE,
AND UTILITY PLAN

DESIGNED BY
K. MERRITT

DRAWN BY
T. HASTAY

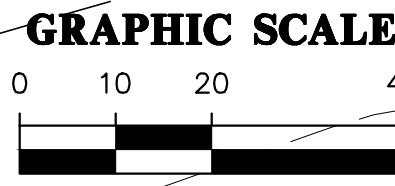
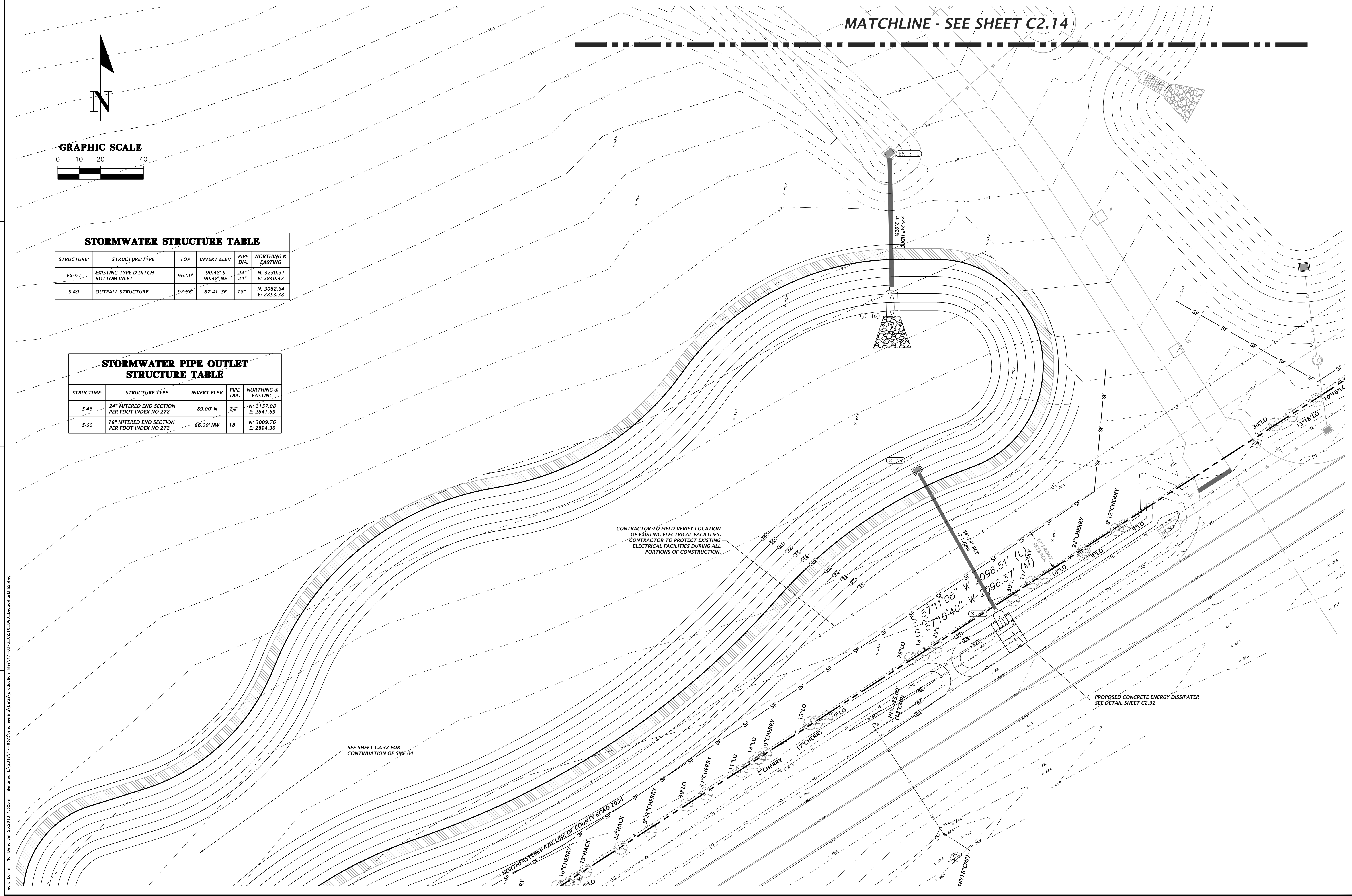
CHECKED BY
T. FLEGERT

PROJECT NUMBER:
17-0373

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO:
C2.14



STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
EX-S-1	EXISTING TYPE D DITCH BOTTOM INLET	96.00'	90.48' S 90.48' NE	24" 24"	N: 3230.51 E: 2840.47
S-49	OUTFALL STRUCTURE	92.86'	87.41' SE	18"	N: 3082.64 E: 2853.38

STORMWATER PIPE OUTLET STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-46	24" MITERED END SECTION PER FDOT INDEX NO 272	89.00' N	24"	N: 3157.08 E: 2841.69
S-50	18" MITERED END SECTION PER FDOT INDEX NO 272	86.00' NW	18"	N: 3009.76 E: 2894.30

Test: 10/10/2018 13:20m File: L:\2017\17-0373\engineering\DWG\production files\17-0373_C2.16_000_Layout\F04\F02.dwg

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1"=20'

VERTICAL SCALE
BASED ON
ORIGINAL DRAWING
0"=100' HORIZONTAL
SCALE
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BD RELEASE

2018-03-29 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-05-14 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-07-20 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-07-18 CITY OF ALACHUA, SRWD
2018-07-30 P.Z.B. & SRWD

CLIENT: CITY OF ALACHUA

DESIGNER: K. MERRITT

QUALITY CONTROL: T. HASTAY

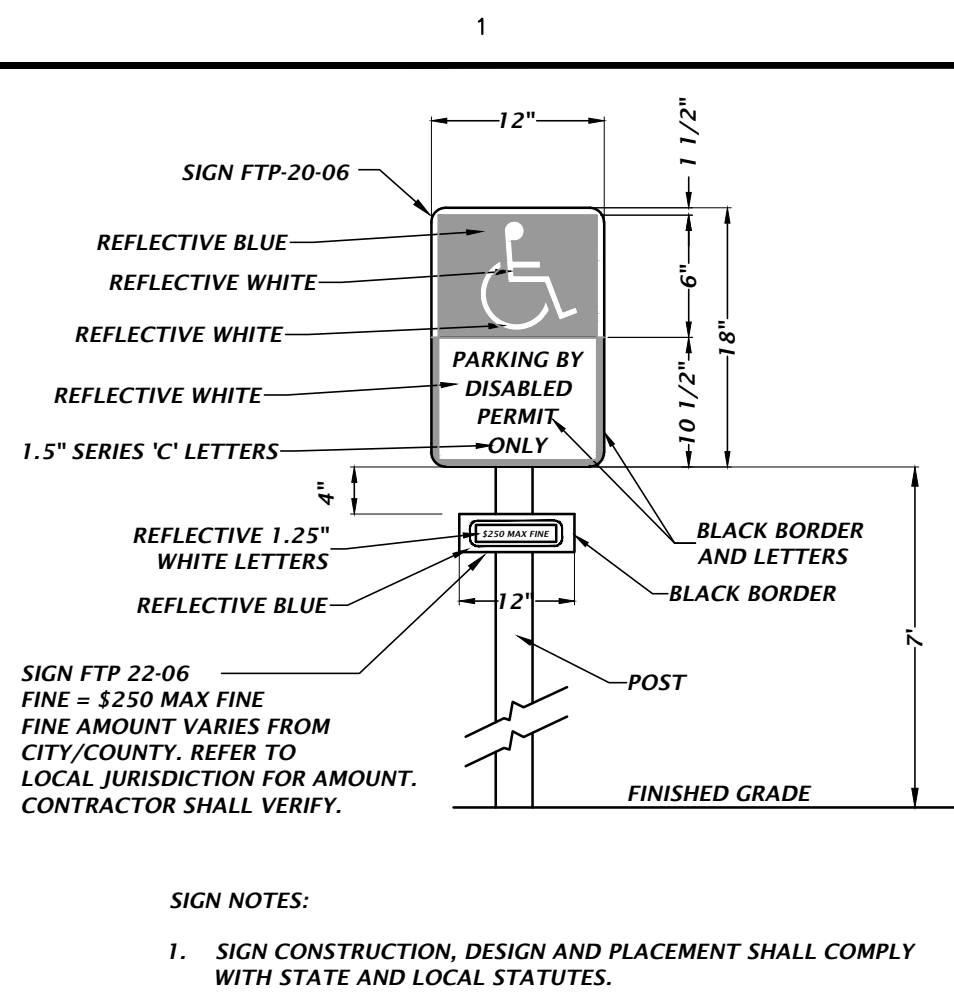
PROJECT: LEGACY PARK PHASE 2A

SHEET TITLE: DETAILED GRADING, DRAINAGE, AND UTILITY PLAN

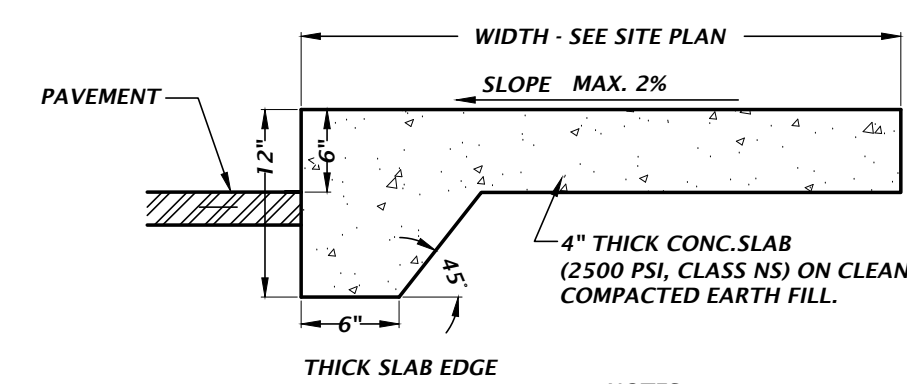
PROJECT NUMBER: 17-0373

FL PE No. 84295

SHEET NO: C2.16



H.C. PARKING SIGN DETAIL



NOTES:

- SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
- EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

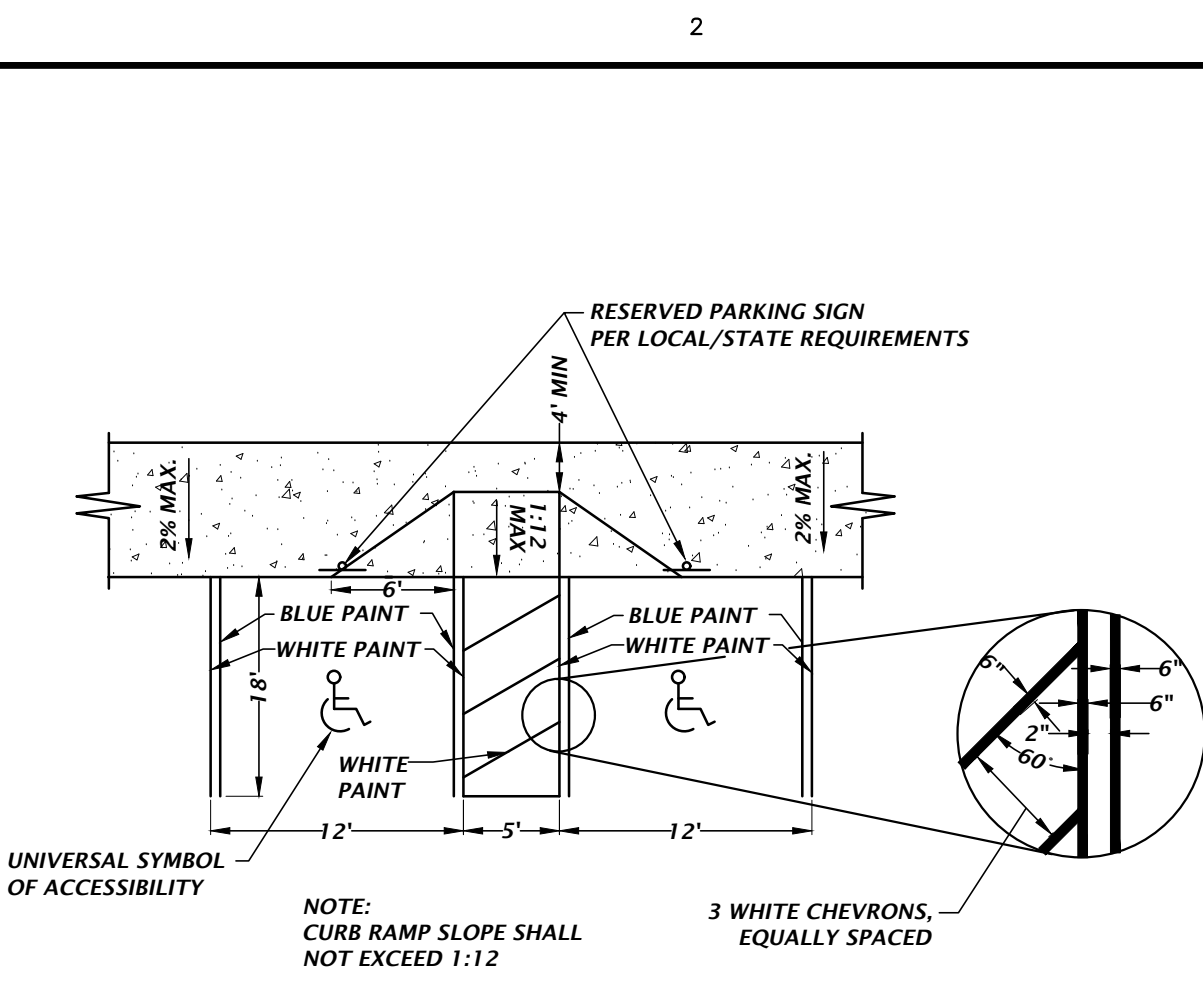
ADJACENT TO PAVEMENT

NTS

NOT ADJACENT TO PAVEMENT

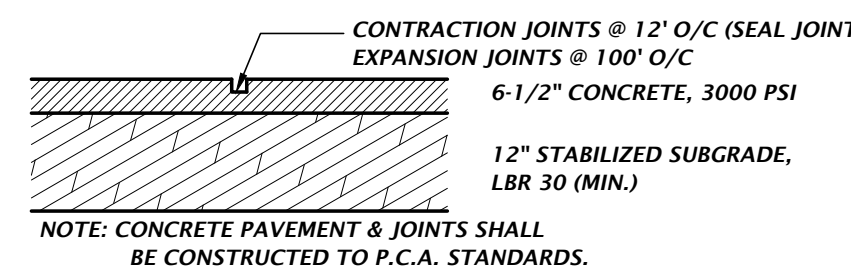
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CONCRETE SIDEWALK DETAILS



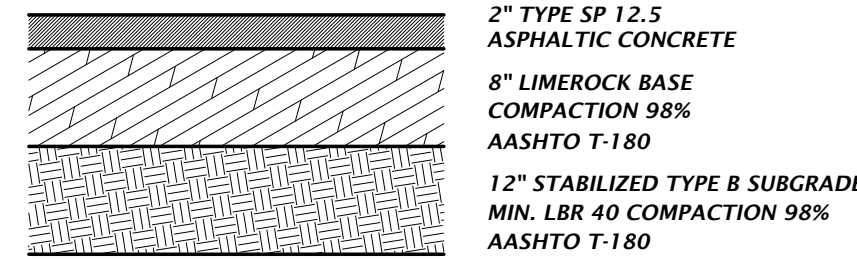
HANDICAP PARKING & RAMP DETAIL

NTS



CONCRETE PAVEMENT DETAIL

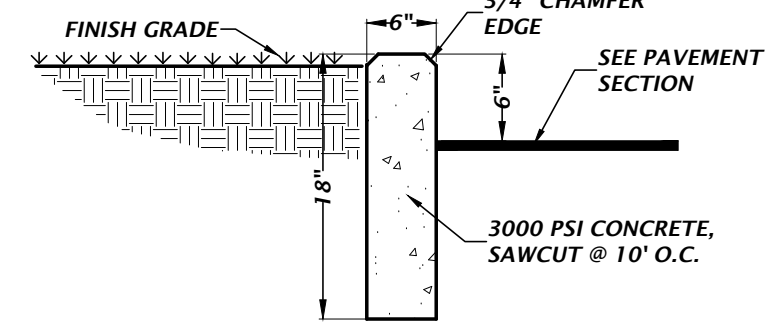
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ASPHALT PAVEMENT DETAIL

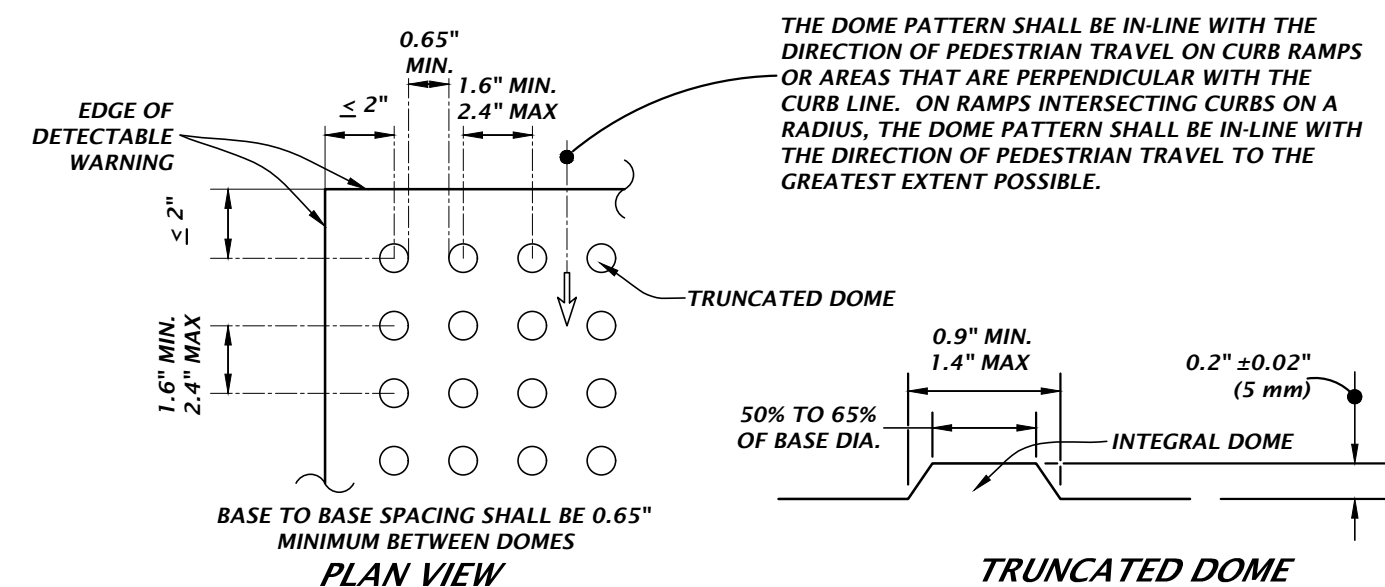
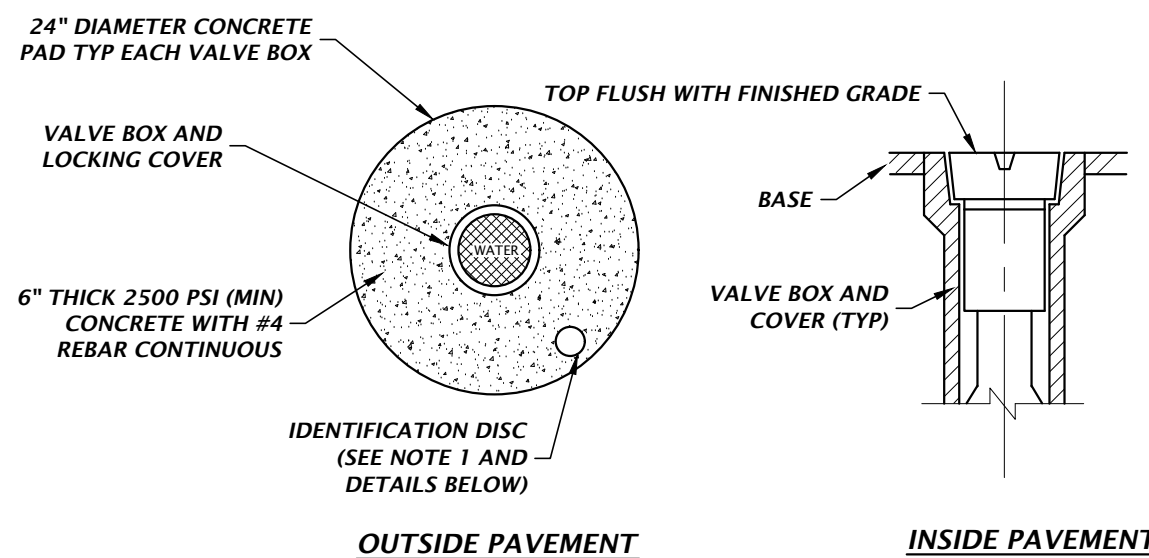
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PAVEMENT OPTIONS



TYPICAL 6" CURB DETAIL

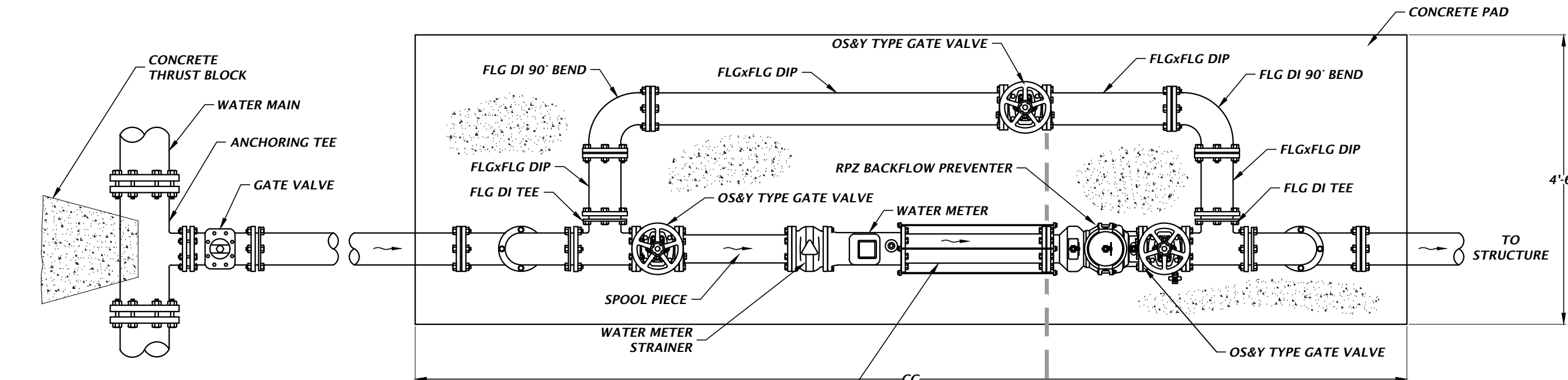
NTS



DETECTABLE WARNING DETAIL

NTS

- PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2014 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
- RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65" MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
- SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
- ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
- IF MATS ARE TO BE UTILIZED:
 - DETECTABLE WARNING SURFACE SHALL CONSIST OF 3'-FT WIDE, SURFACE APPLIED, POLYURETHANE MAT WITH IN-LINE TRUNCATED DOME PATTERN.
 - DETECTABLE WARNING SURFACE SHALL BE SECURED BY ADHESIVE AND STAINLESS STEEL ANCHORS.
 - ACCEPTABLE PRODUCTS ARE THE SURFACE APPLIED REDIMAT MANUFACTURED BY DETECTABLE WARNING SYSTEMS, INC. OR EQUAL LISTED ON THE FDOT QUALIFIED PRODUCTS LIST IN ACCORDANCE WITH SECTION 527-2.4 OF THE FDOT STANDARD SPECIFICATIONS.
 - PRIOR TO INSTALLING DETECTABLE WARNING MAT, SCRUB THE SURFACE WITH A WIRE BRISTLE BRUSH. THE EXISTING CONCRETE SURFACE SHALL BE CLEANED OF ANY LOOSE MATERIAL, DUST, OILS, GREASE, AND SEALERS.
 - ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE DETECTABLE WARNING MAT MANUFACTURER'S SPECIFICATIONS.
- IF INTERLOCKING PAVERS ARE TO BE UTILIZED:
 - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
 - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVES.
 - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
 - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE 1/4" RADIUS ALONG CONCRETE EDGES.
 - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES.
- OTHER METHODS/MATERIALS MAY BE USED FOR THE DETECTABLE WARNING STRIP, BUT THEY MUST MEET THE ABOVE CRITERIA.
- ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
- IF FDOT CURB RAMPS ARE SPECIFIED, REFER TO THE FDOT INDEX NO. 304 FOR SPECIFICATIONS CONCERNING THE APPLICABLE DETECTABLE WARNING STRIP TO BE USED WITH FDOT SPECIFIED RAMPS.



METER SIZE	AA	BB	CC
3"	18"	9"	12"
4"	24"	12"	14"
6"	36"	18"	18"
8"	48"	24"	22"
10"	60"	30"	27"

NOTES:

- DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).
- DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).

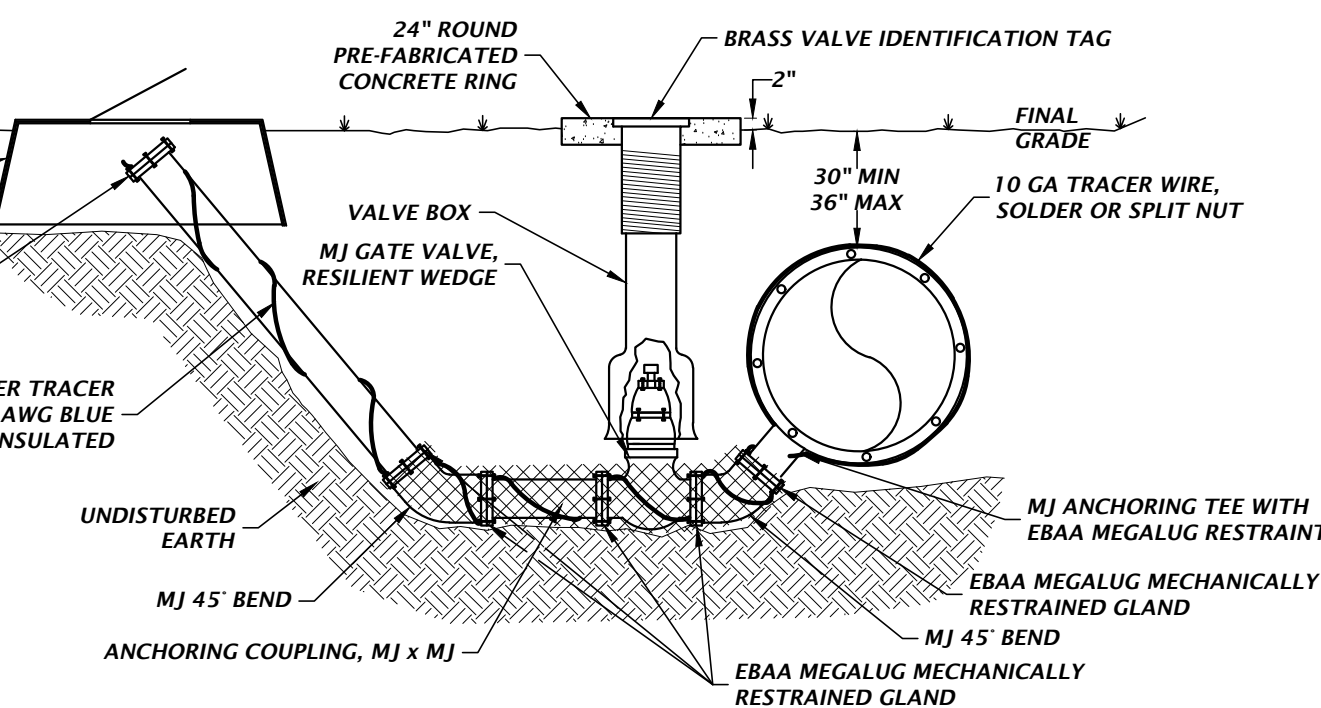
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DETAIL No. 280 - 3" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY (NO DOWNSTREAM DIESEL FIRE PUMP)

NTS

DETAIL No. 250 - VALVE BOX PAD

NTS



DETAIL No. 215 - 2" AND 3" BLOW-OFF ASSEMBLY

NTS

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SCALE: N/A
REFER TO SCALE ON ORIGINAL DRAWING
0 1" = 10' (AS SHOWN)
THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REV. RELEASES

REVISIONS
2018-03-29 CITY OF ALACHUA, ALACHUA COUNTY, SRWMD
2018-03-14 CITY OF ALACHUA, ACFWMD, SRWMD
2018-06-20 CITY OF ALACHUA, SRWMD
2018-07-30 P&Z & SRWMD

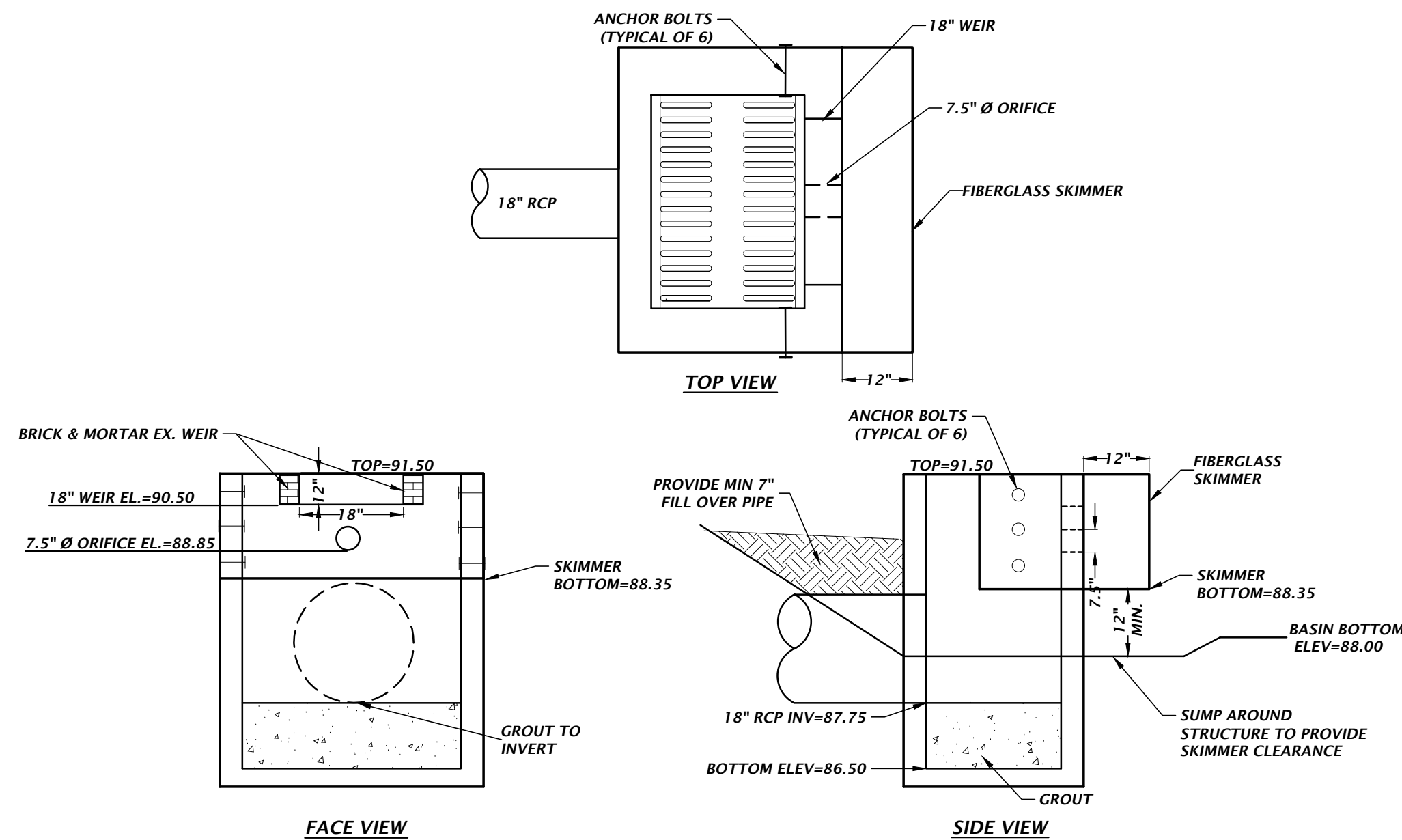
CITY OF ALACHUA
LEGACY PARK PHASE 2A
CONSTRUCTION DETAILS

CLIENT: K. MERRITT
DESIGNER: T. HASTAY
QUALITY CONTROL: T. FLEGER
PROJECT NUMBER: 17-0373

TRAVIS J. HASTAY

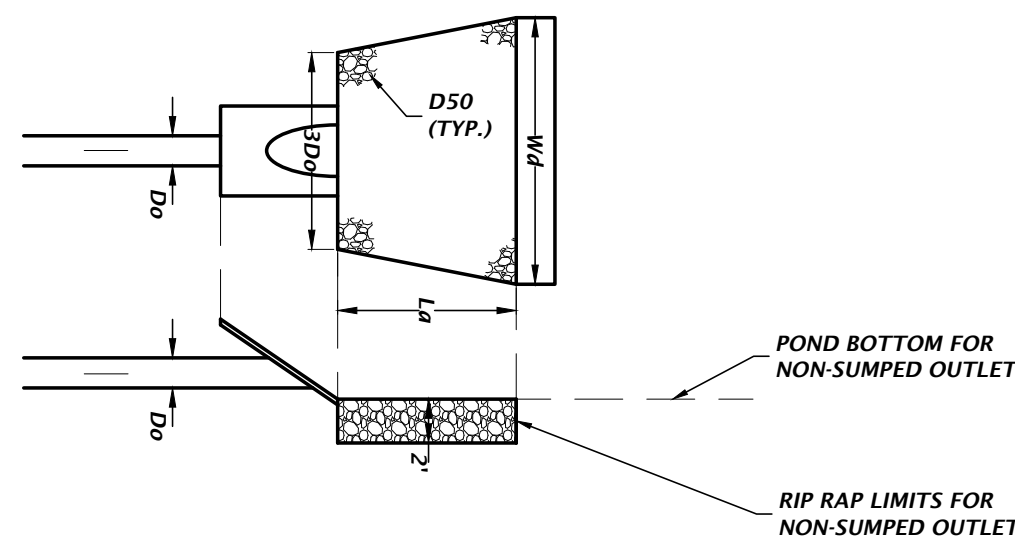
FL PE No. 84295

SHEET NO: C2.20



**SMF #3 OUTFALL STRUCTURE S-24
MODIFIED FDOT TYPE 'C' INLET**

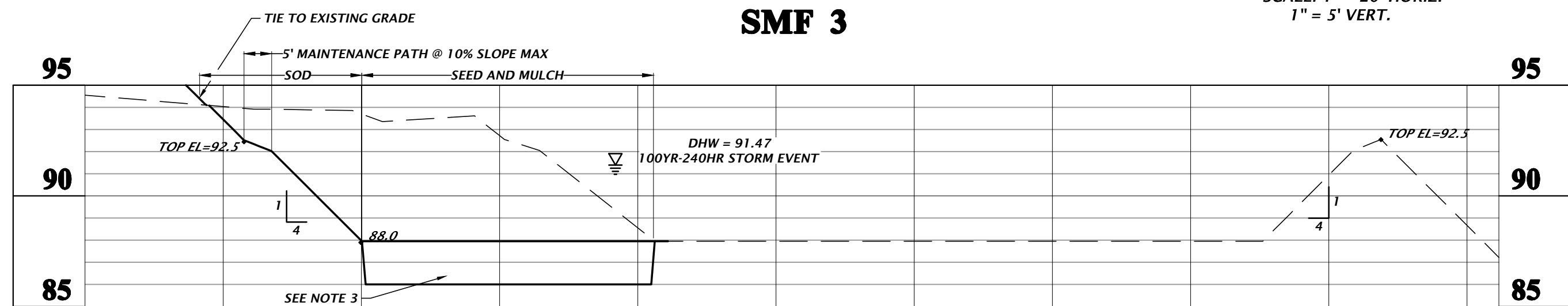
NOTE:
REMOVE EX. 2.5" ORIFICE, CORE DRILL EXISTING STRUCTURE FOR 7.5" ORIFICE
BRICK & MORTAR EX. 21" WEIR TO CREATE 18" WEIR



STRUCTURE ID	PIPE DIAMETER Do (ft)	RIP RAP SPREAD AT PIPE OUTLET 3Do (ft)	RIP RAP SPREAD AT END OF APRON Wd (ft)	LENGTH OF APRON La (ft)	MEDIAN RIP RAP SIZE D50 (ft)
S-45	2.0	6.0	14.0	12.0	0.5
S-48	1.0	3.0	6.0	5.0	0.25

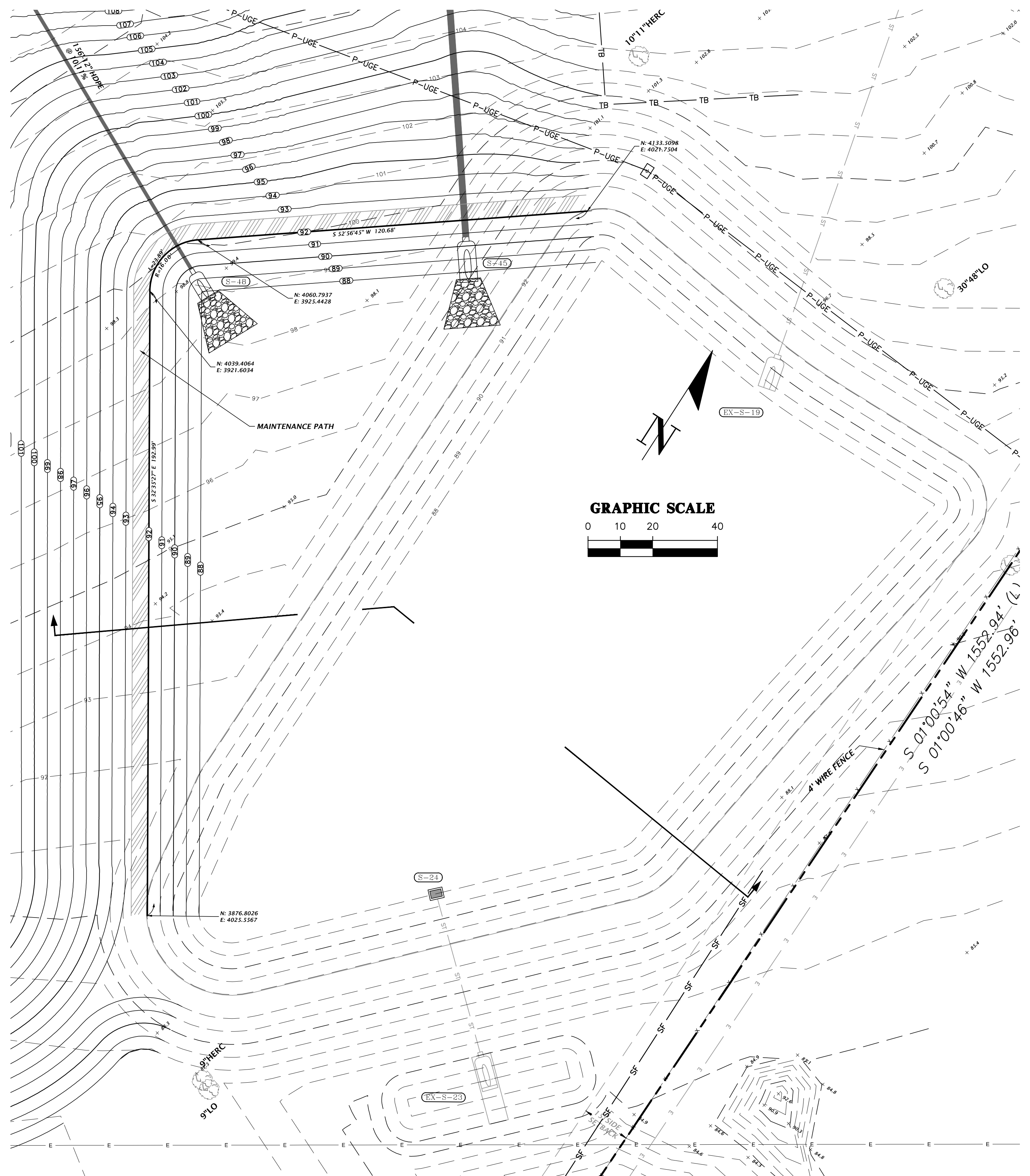
RIP-RAP APRON DETAIL

NTS



SMF 3

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



STORMWATER MANAGEMENT FACILITY NOTES

- IF A CONTINUOUS LIMESTONE FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMESTONE SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
- IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.
- IN AREAS WHERE CLAY-RICH SOILS ARE PRESENT AT THE BASIN BOTTOM, THESE SOILS SHALL BE UNDERCUT A MINIMUM OF 2 FEET ON THE BOTTOM AND BACKFILLED WITH ON-SITE SANDS AND SANDS WITH SILT (SP, SP-SM) HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE. REFER TO GSE ENGINEERING AND CONSULTING INC.'S SUMMARY REPORT OF GEOTECHNICAL SITE EXPLORATION (DATED MARCH 2016)
- EARTHEN BERM SHALL BE CONSTRUCTED WITH SOILS WITH A MINIMUM OF 15% SOIL FINES PASSING NO. 200 SIEVE. COMPACT BERM TO 95% MAXIMUM DENSITY PER AASHTO METHOD T-99 WITH MAXIMUM 12" LIFTS. FDOT A-3 SAND (OR ANY OTHER HIGHLY PERMEABLE MATERIAL) SHALL NOT BE USED.

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SCALE: 1" = 20'
FOR SCALE, SEE ORIGINAL DRAWING
DO NOT USE FOR ANY OTHER PROJECTS
THIS SHEET, ADJUST SCALES ACCORDINGLY.

REVISIONS
2018-03-29 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-05-14 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-07-18 CITY OF ALACHUA, ALACHUA COUNTY, SRWD
2018-07-30 P.Z.B. & SRWD

CLIENT: CITY OF ALACHUA
PROJECT: LEGACY PARK PHASE 2A
SHEET TITLE: STORMWATER MANAGEMENT FACILITY #5

DESIGNER: K. MERRITT
QUALITY CONTROL: T. HASTAY
PROJECT NUMBER: 17-0373

TRAVIS J. HASTAY

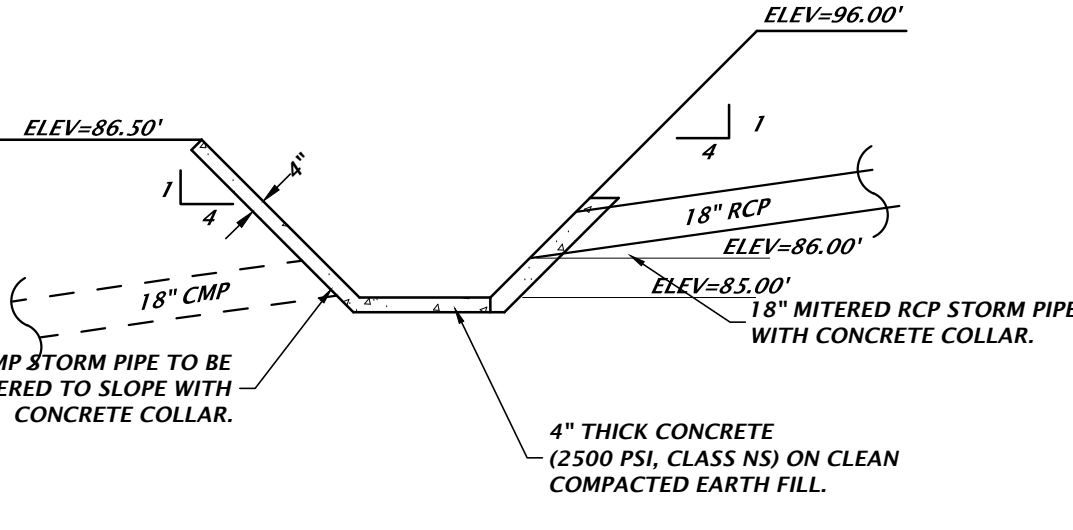
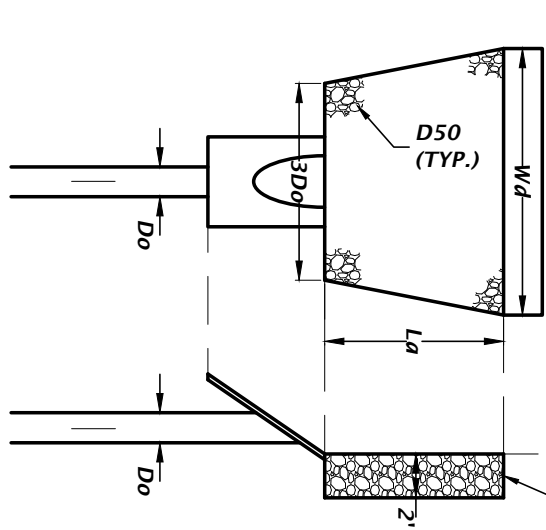
FL PE No. 84295

SHEET NO.:

C2.31

STORMWATER MANAGEMENT FACILITY NOTES

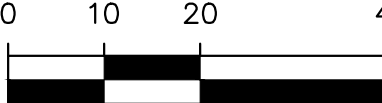
1. IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
2. IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.
3. IN AREAS WHERE CLAY-RICH SOILS ARE PRESENT AT THE BASIN BOTTOM, THESE SOILS SHALL BE UNDERCUT A MINIMUM OF 2 FEET ON THE BOTTOM AND BACKFILLED WITH ON-SITE SANDS AND SANDS WITH SILT (SP, SP-SM) HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE. REFER TO GSE ENGINEERING AND CONSULTING INC.'S SUMMARY REPORT OF GEOTECHNICAL SITE EXPLORATION (DATED MARCH 2016)
4. EARTHEN BERM SHALL BE CONSTRUCTED WITH SOILS WITH A MINIMUM OF 15% SOIL FINES PASSING NO. 200 SIEVE. COMPACT BERM TO 95% MAXIMUM DENSITY PER AASHTO METHOD T-99 WITH MAXIMUM 12" LIFTS. FDOT A-3 SAND (OR ANY OTHER HIGHLY PERMEABLE MATERIAL) SHALL NOT BE USED.



SPLASH PAD DETAIL

NTS

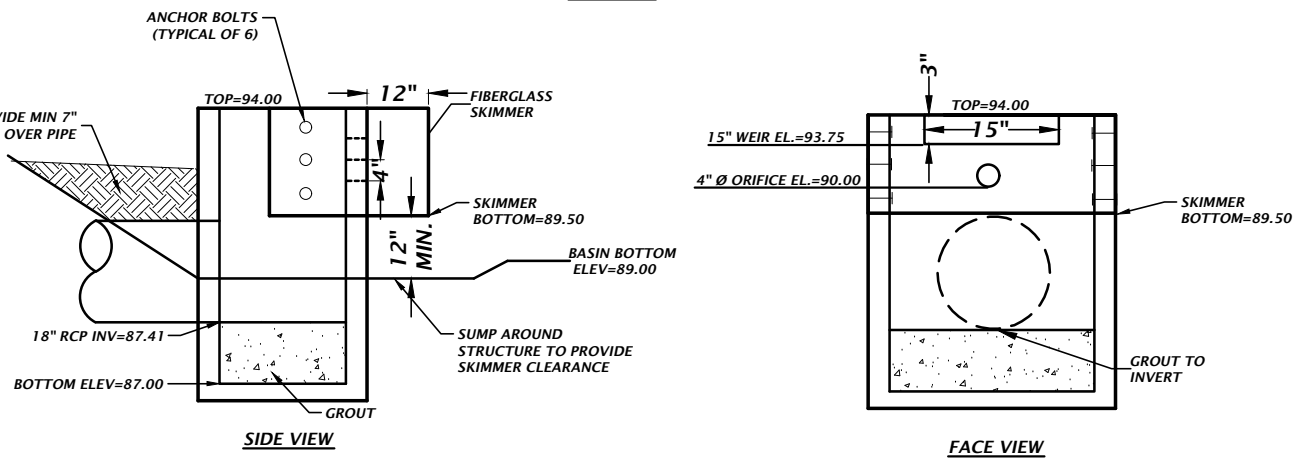
GRAPHIC SCALE



STRUCTURE ID	PIPE DIAMETER Do (ft)	RIP RAP SPREAD AT PIPE OUTLET 3Do (ft)	RIP RAP SPREAD AT END OF APRON Wd (ft)	LENGTH OF APRON Ld (ft)	MEDIAN RIP RAP SIZE D50 (ft)
S-46	2.0	6.0	14.0	12.0	0.5

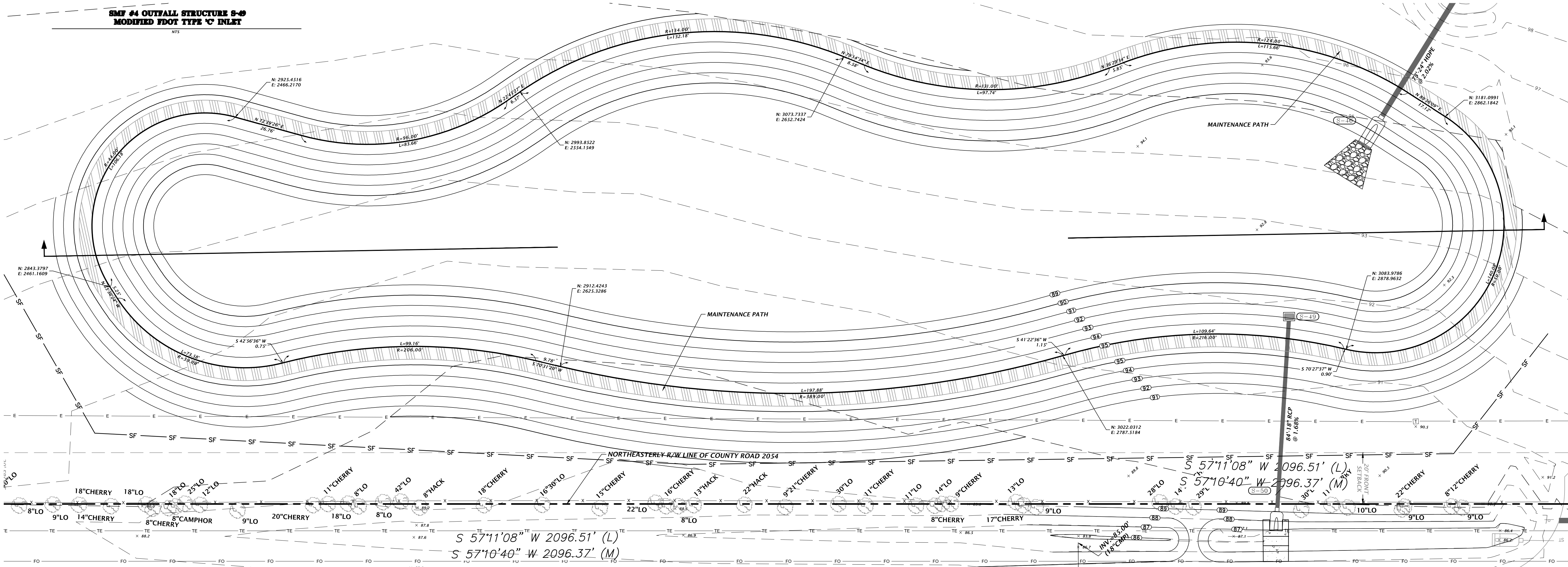
RIP-RAP APRON DETAIL

NTS



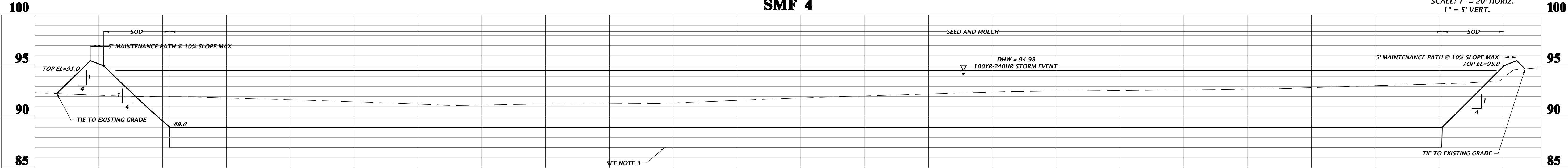
SMF #4 OUTFALL STRUCTURE 8-40 MODIFIED FDOT TYPE 'C' INLET

NTS



SMF 4

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



SEE NOTE 3

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REVISIONS
DATE
BY
DESCRIPTION

2018-03-29
2018-05-14
2018-07-18
2018-07-30

CITY OF ALACHUA
LEGACY PARK PHASE 2A
STORMWATER MANAGEMENT FACILITY #4

DESIGNED BY
K. MERRITT
ENGINEER
T. HASTAY
QUALITY CONTROL
T. FLEGERT
PROJECT NUMBER
17-0373

TRAVIS J. HASTAY

FL PE No. 84295
SHEET NO.
C2.32

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) SANDY LOAM WITH pH 5.5-6.5.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

10% OPEN SPACE REQUIREMENT
CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. SEE CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI).
SEE SHEET IR-1 FOR IRRIGATION DIAGRAM.

PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE
ELEMENT, OBJECTIVE 2.4, POLICY 2.4.A

NOTE:
TREE NUMBERS RELATE TO NUMBERS SHOWN ON LS-3 WITHIN SQUARES
NEXT TO EXISTING TREE.

TREE NUMBER	TREE TYPE	DBH	CREDIT
1	LIVE OAK	18"18"	6
2	LIVE OAK	14"22"36"	9
3	LIVE OAK	24"24"	8
4	LIVE OAK	12"	3
5	CEDAR	8"	2
6	LIVE OAK	9"	2
7	LIVE OAK	20"	4
8	LIVE OAK	16"	3
9	LIVE OAK	24"24"	8
10	LIVE OAK	8"10"	4
11	LIVE OAK	30"	6
12	LIVE OAK	9"	2
13	LIVE OAK	22"	4
14	LIVE OAK	9"	2
15	LIVE OAK	8"	2
16	LIVE OAK	30"	6
17	LIVE OAK	11"	2
18	LIVE OAK	17"	3
19	LIVE OAK	10"	2
20	LIVE OAK	11"	2
21	LIVE OAK	12"	3
22	LIVE OAK	12"	3
23	LIVE OAK	10"	2
24	LIVE OAK	17"	3
25	LIVE OAK	36"	6
26	LIVE OAK	26"	5
27	LAUREL OAK	4"	1
28	LAUREL OAK	6"	1
29	LAUREL OAK	5"	1
30	PINE	3"	1

TREE NUMBER	TREE TYPE	DBH	CREDIT
31	LAUREL OAK	4"	1
32	LAUREL OAK	4"	1
33	LAUREL OAK	6"	1
34	LAUREL OAK	6"	1
35	LAUREL OAK	6"	1
36	LAUREL OAK	6"	1
37	LAUREL OAK	3"	1
38	LAUREL OAK	3"	1
39	LAUREL OAK	4"	1
40	LAUREL OAK	3"	1
41	LAUREL OAK	4"	1
42	LAUREL OAK	3"	1
43	LAUREL OAK	3"	1
44	CEDAR	4"	1
45	LAUREL OAK	3"	1
46	LAUREL OAK	5"	1
47	LAUREL OAK	3"	1
48	LAUREL OAK	4"	1
49	PINE	6"	1

TREES BN	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TREE TYPE
	14	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	1.5" CALIPER, MIN.	UNDERSTORY
CV	7	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CALIPER, MIN.	UNDERSTORY
FG	27	FRAXINUS PENNSYLVANICA	GREEN ASH	8' HEIGHT, MIN.	CANOPY
LIN	66	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1.5" CALIPER, MIN.	UNDERSTORY
LT	6	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.	CANOPY
MG	44	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	8' HEIGHT, MIN.	CANOPY
PA	23	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	1.5" CALIPER, MIN.	UNDERSTORY
PP	14	PINUS PALUSTRIS	LONGLEAF PINE	8' HEIGHT, MIN.	CANOPY
QS	5	QUERCUS SHUMARDII	SHUMARD RED OAK	8' HEIGHT, MIN.	CANOPY
QV	20	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	8' HEIGHT, MIN.	CANOPY
QVC	11	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
UA	15	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
SHRUBS IDB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	383	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL., 24" HT., X 16" SPR.	
RI	47	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 15" HT. X 15" SPR.	
VOS	80	VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT X 12" SPR.	
SOD/SEED SOD		BOTANICAL NAME	COMMON NAME	SIZE	
		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

TOTAL TREE PRESERVATION CREDITS.....	125
TREE PRESERVATION CREDITS ALLOCATED.....	125
TREE PRESERVATION CREDITS REMAINING.....	0

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 813 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 33 CANOPY TREES REQUIRED 17 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	33 CANOPY TREES PROVIDED 17 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 25,277 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 13 CANOPY TREES REQUIRED 130 SHRUBS REQUIRED	20 CANOPY TREES PROVIDED 130 SHRUBS PROVIDED

CATEGORY	MITIGATION CALCULATIONS
1:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT.....1 TREES
	TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT.....1 TREES
	TOTAL REPLACEMENT TREES PROVIDED.....1 TREES
	TOTAL PRESERVATION CREDITS0
	TOTAL MITIGATION DEFICIT/SURPLUS.....0 TREES

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	4 TREES PER ACRE X 17.83 ACRES = 72 CANOPY TREES REQUIRED	61 CANOPY TREES PROVIDED 11 TREE PRESERVATION CREDITS USED
REAR SIDE CANOPY TREES (SOUTH SIDE)	3 TREES PER ACRE X 17.83 ACRES = 54 TREES REQUIRED	45 CANOPY TREES PROVIDED 9 TREE PRESERVATION CREDITS USED
EAST SIDE CANOPY TREES	3 TREES PER ACRE X 17.83 ACRES = 54 TREES REQUIRED	19 CANOPY TREES PROVIDED 35 TREE PRESERVATION CREDITS USED
WEST SIDE CANOPY TREES	3 TREES PER ACRE X 17.83 ACRES = 54 TREES REQUIRED	17 TREES PROVIDED 37 TREE PRESERVATION CREDITS USED
SITE UNDERSTORY TREES	8 UNDERSTORY TREES PER ACRE X 17.83 ACRES = 143 TREES REQUIRED 50% IN FRONT = 71 TREES REQUIRED 25% ON EAST SIDE = 36 TREES REQUIRED 25% ON WEST SIDE = 36 TREES REQUIRED	<u>FRONT SIDE</u> 44 UNDERSTORY TREES PROVIDED 27 TREE PRESERVATION CREDITS USED <u>EAST SIDE</u> 32 UNDERSTORY TREES PROVIDED 4 TREE PRESERVATION CREDITS USED <u>WEST SIDE</u> 34 UNDERSTORY TREES PROVIDED 2 TREE PRESERVATION CREDITS USED
BUILDING FACADE	111 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 5 CANOPY TREES REQUIRED + ROW OF SHRUBS	5 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED



LS-4

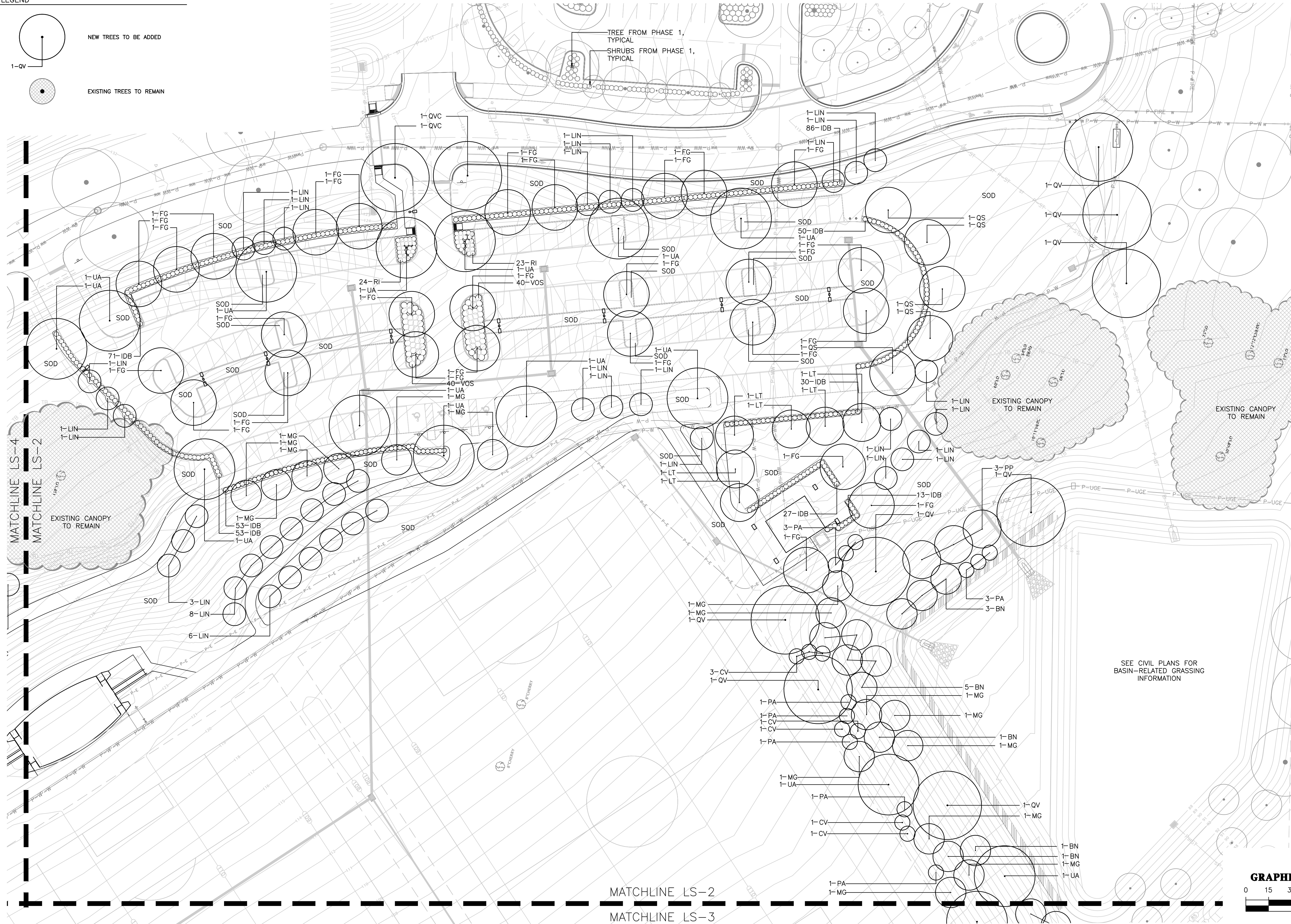
LS-2

LS-3

SHEET REFERENCE MAP

SCALE: NTS

FINISH SCHEDULE			
SYM	ITEM	SPECIFICATIONS	
(A)	REMOVABLE BOLLARD (COUNT: 4)	TYPE:	STEEL REMOVABLE BOLLARD, LANDSCAPE FORMS, ANNAPOLIS 6" X 33" REMOVABLE BOLLARD
		FINISH:	POWDERCOAT WITH SOLAR LIGHTED BOLLARD TOP, INCLUDE BLACK SLEEVE
		COLOR:	TO MATCH PHASE 1
		SOURCE:	LANDSCAPE FORMS, KELLIE MOORE (800) 430-6202 EXT. 1322, WWW.LANDSCAPEFORMS.COM
NOTE: CONTRACTOR SHALL SUBMIT SAMPLES AND/OR SHOP DRAWINGS FOR ALL FINISH SCHEDULE ITEMS.			

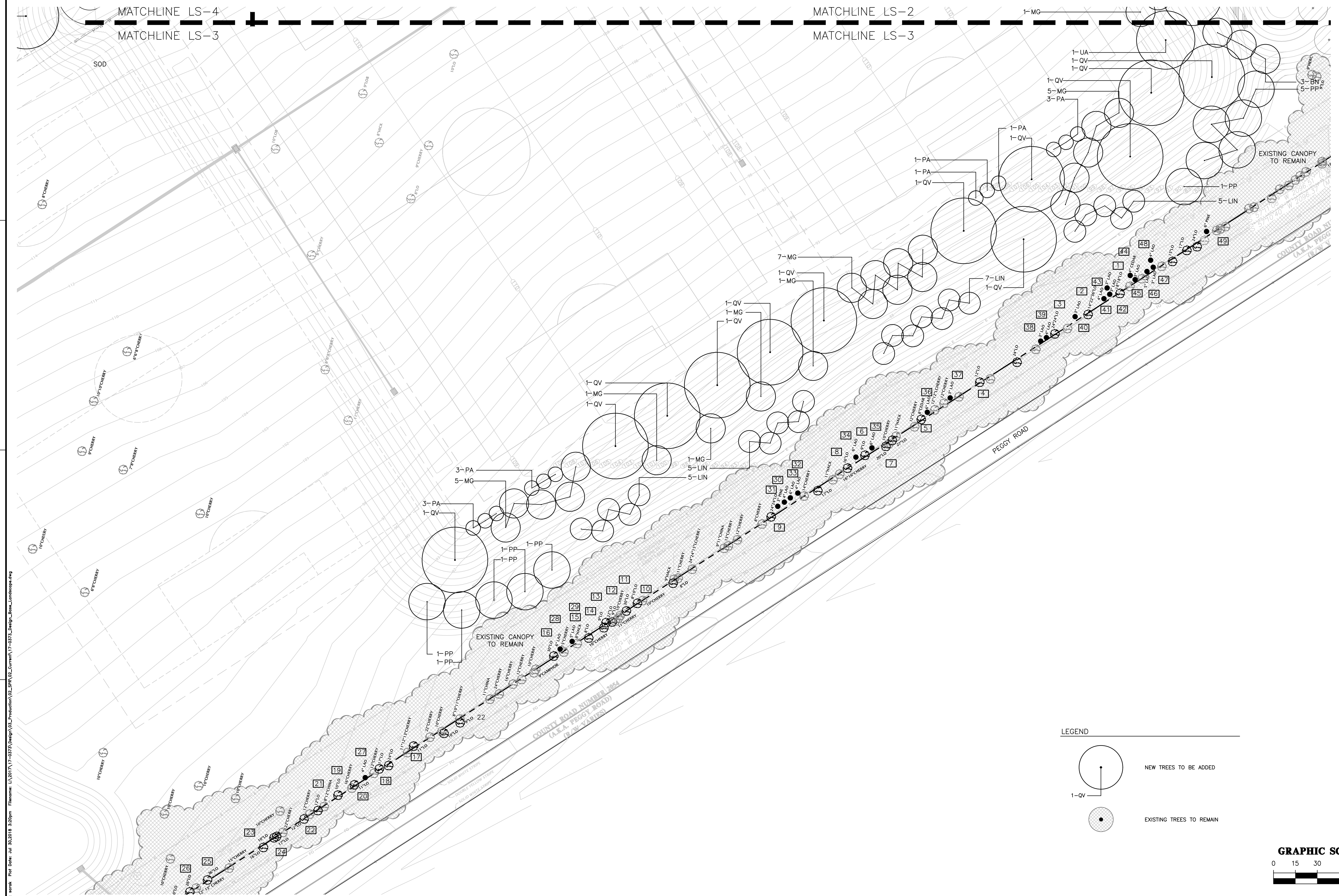


GRAPHIC SCALE

0 15 30 60

A horizontal scale bar with a total length of 60 units. It is divided into four equal segments of 15 units each. The segments alternate in color: black, white, black, and white, starting from the left. The segments are separated by thin white lines. The numbers 0, 15, 30, and 60 are placed above the bar at their respective positions.

SHEET NO.:
LS-2



Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA
CA-5075

CH2
Professional Consultants

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

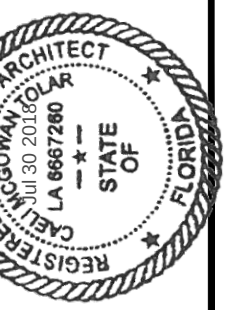
1

IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

04/10/2018 RESUBMITTAL TO COA, AC, AND SRWMD
06/22/2018 RESUBMITTAL TO COA, AC, AND SRWMD
07/18/2018 RESUBMITTAL TO COA, AC, AND SRWMD
07/30/2018 PZB & SRWMD

PROJECT:	LEGACY PARK PHASE 2A
SHEET TITLE:	LANDSCAPE PLAN

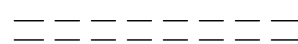
DESIGNER:	
SK	
QUALITY CONTROL:	
LH	
PROJECT NUMBER:	17-0373



NO.:
S-3

IRRIGATION_SCHEDULE

SYMBOL

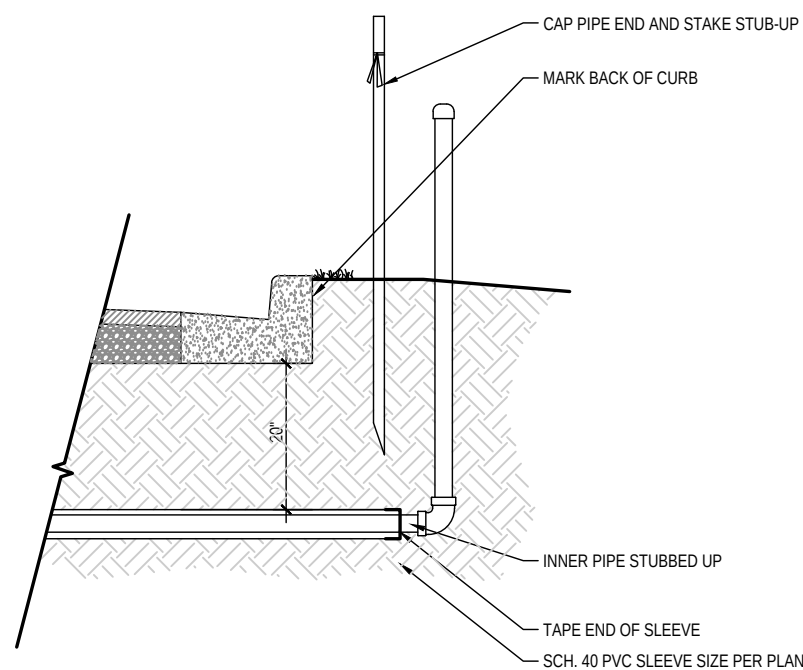


MANUFACTURER/MODEL/DESCRIPTION

New 4" Well with submersible pump to produce 25 gpm @ 50 psi

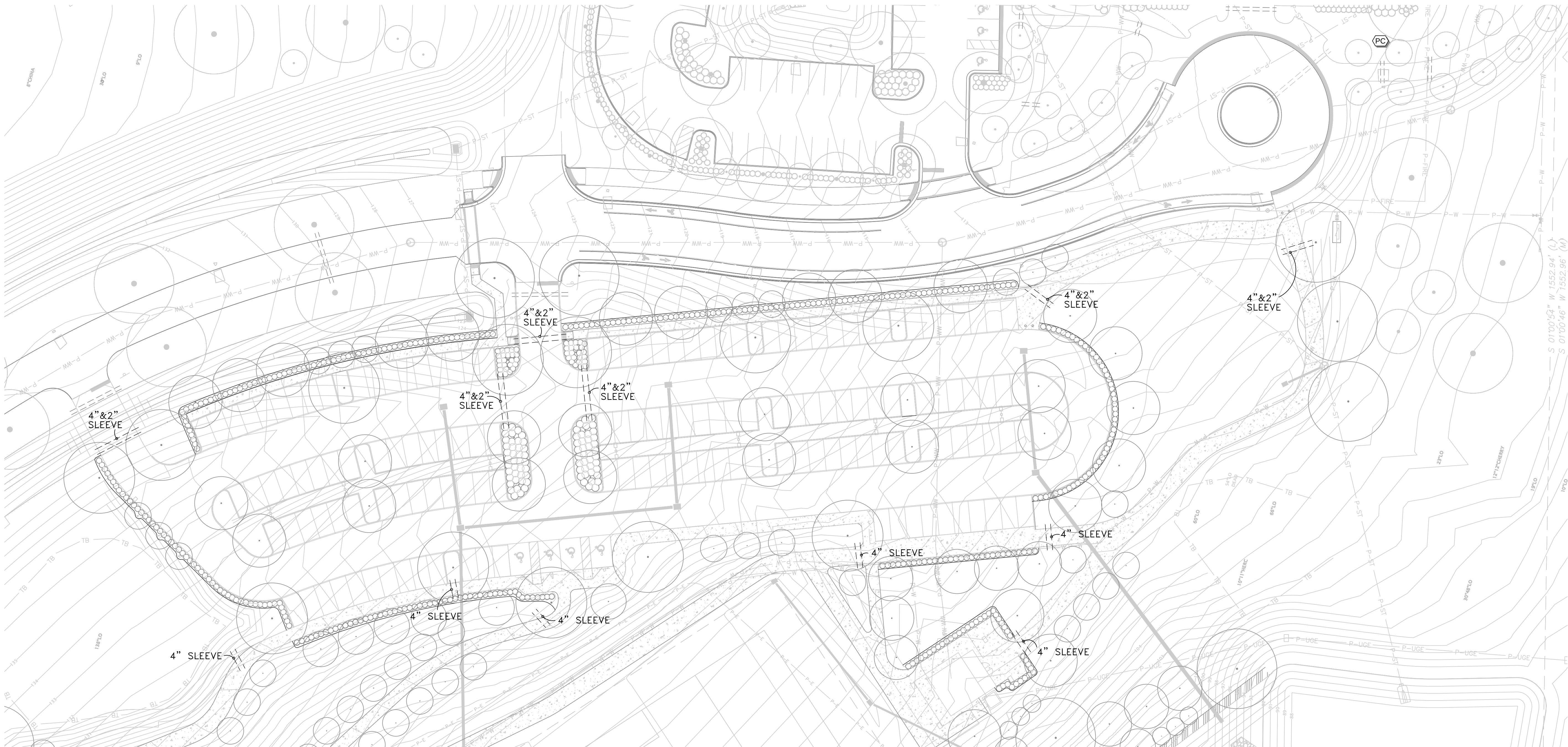
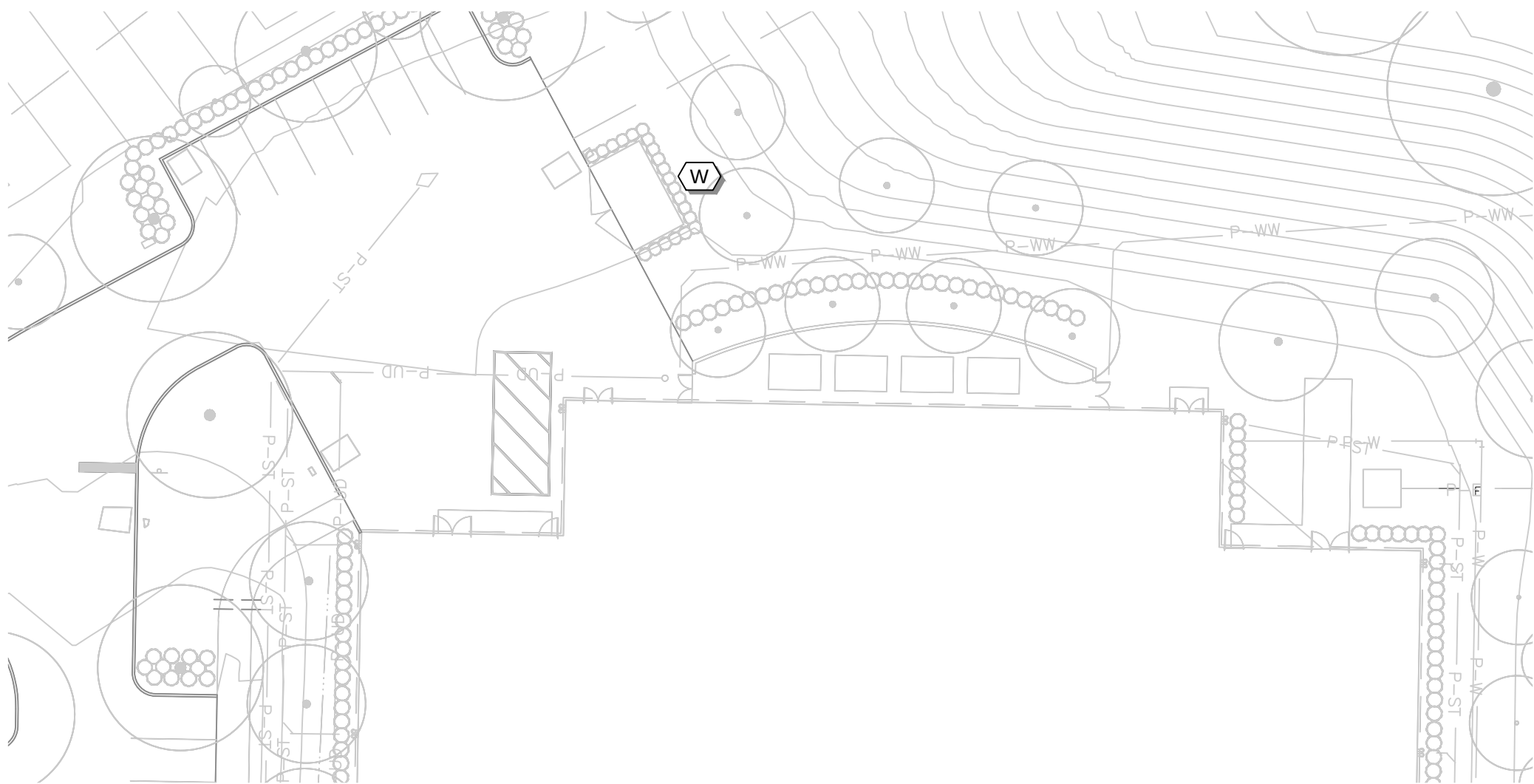
Point of Connection - Existing mainline and control wire

Pipe Sleeve: PVC Schedule 40



SLEEVING ROUGH-IN DETAIL

SCALE: NTS



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

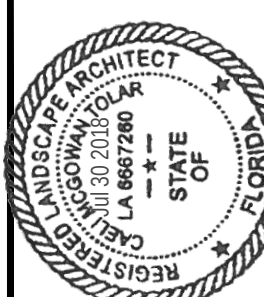
SCALE: 1"=30'
FOR SCALE
BASED ON
ORIGINAL DRAWING
0 MAY NOT BE USED IN
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/REV. RELEASE

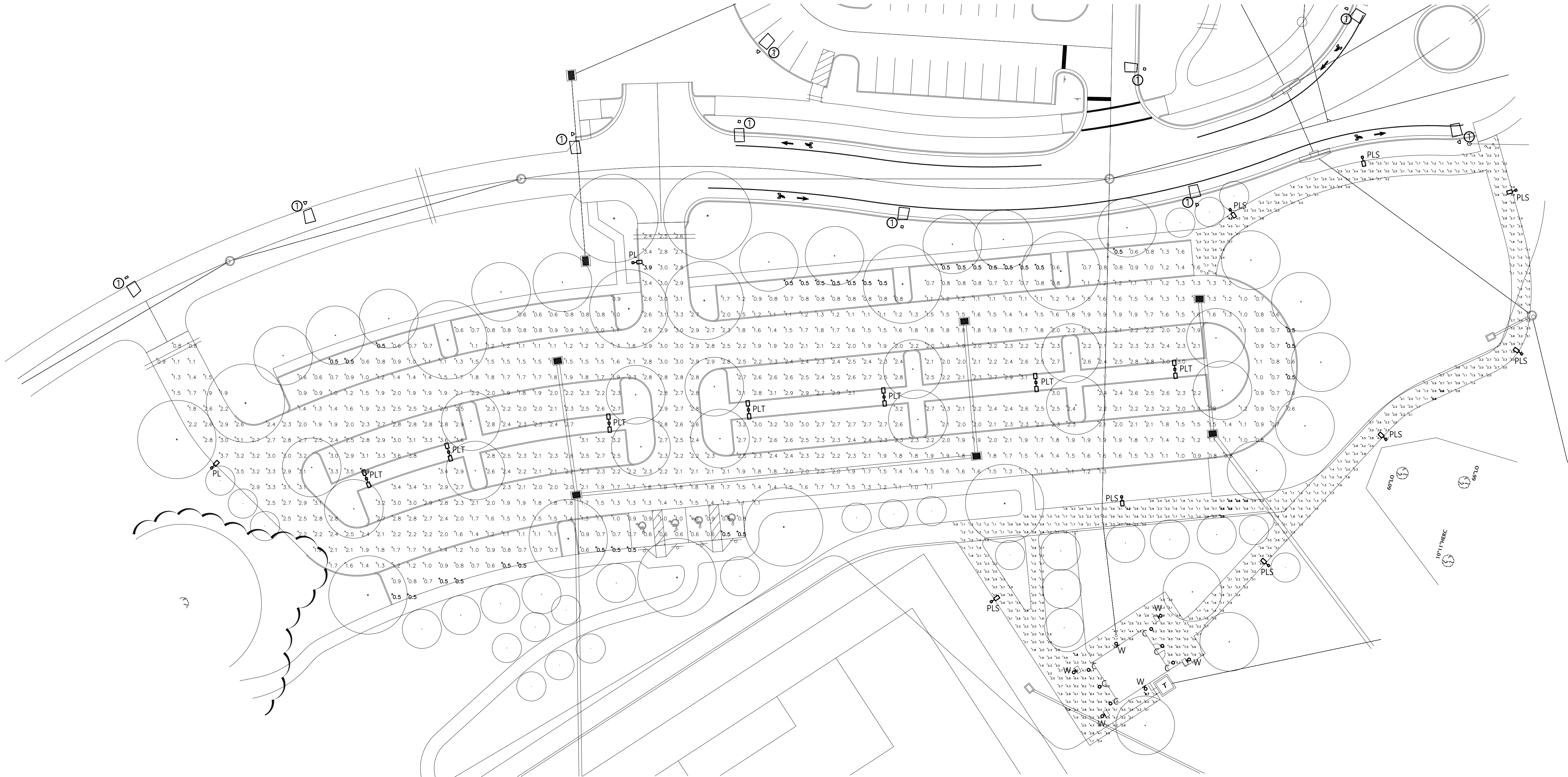
REVISIONS
03/29/2018 SUBMITTAL TO COA, AC, AND SRWMD
04/10/2018 RESUBMITTAL TO COA, AC, AND SRWMD
06/22/2018 RESUBMITTAL TO COA, AC, AND SRWMD
07/18/2018 RESUBMITTAL TO COA, AC, AND SRWMD
07/30/2018 P2B & SRWMD

CLIENT: CITY OF ALACHUA
PROJECT: LEGACY PARK PHASE 2A
SHEET TITLE: IRRIGATION DIAGRAM

DESIGNER: SK
QUALITY CONTROL: LH
PROJECT NUMBER: 17-0373



SHEET NO.: IR-1



Luminaire Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	PL	2	Lithonia Lighting	DSX1 LED P6 50K T3M MVOLT	DSX1 LED P6 50K T3M MVOLT	LED	1	DSX1_LED_P6_50K_T3M_MVO_LT.ies	18726	0.81	163	25
	PLT	7	Lithonia Lighting	DSX1 LED 40C 700 40K T3M MVOLT	DSX1 LED with 40 LEDs @ 700 mA - 4000K , TYPE 3 MEDIUM OPTICS	LED	1	DSX1_LED_40C_700_40K_T3M_MVOLT.ies	10885	0.81	178	25
	PLS	8	Lithonia Lighting	DSX0 LED P3 40K T2M MVOLT HS	DSX0 LED P3 40K T2M MVOLT with houseside shield	LED	1	DSX0_LED_P3_40K_T2M_MVO_LT_HS.ies	6907	0.81	71	15
	W	6	LEOTEK ELECTRONICS USA LLC	ES1-24H-MV-NW-W-XX-350	LED WALLS SCONCE 12"L X 16.75"W X 5.5"H		1	IES ES1-24H-MV-NW-W-XX-350 082115.ies	3298	0.81	28.71	10
	C	6	THE KIRLIN COMPANY	LSV-12287-1500L-WFL	FABRICATED WHITE PAINTED METAL HOUSING	FOUR WHITE LIGHT EMITTING DIODES	1	LSV-12487-1500L.IES	1429	0.81	20.9	CEILING

FIXTURE SCHEDULE NOTES.

- FIXTURE TYPE 'PL' IS A FULL CUT-OFF, POLE MT LED FIXTURE. THE FIXTURE SHALL BE INSTALLED ON A 32FT DIRECT BURY CONCRETE POLE WIND LOAD RATED FOR 130 MPH WITH 7FT BELOW GRADE FOR AN OVERALL MOUNTING HEIGHT OF 25FT.
- FIXTURE TYPE 'PLT' IS A FULL CUT-OFF, TWIN CONFIGURATION, POLE MT LED FIXTURE .THE FIXTURE SHALL BE INSTALLED ON A 32FT DIRECT BURY CONCRETE POLE WIND LOAD RATED FOR 130 MPH WITH 7FT BELOW GRADE FOR AN OVERALL MOUNTING HEIGHT OF 25FT.
- FIXTURE TYPE 'PLS' IS A FULL CUT-OFF, POLE MT LED FIXTURE. THE FIXTURE SHALL BE INSTALLED ON A 20FT DIRECT BURY ALUMINUM POLE WIND LOAD RATED FOR 130 MPH WITH 4FT BELOW GRADE FOR AN OVERALL MOUNTING HEIGHT OF 16FT.

PHOTOMETRIC NARRATIVE

THE FOLLOWING IS INTENDED TO SERVE AS A DESIGN NARRATIVE FOR THE PHOTOMETRIC ANALYSIS AND SITE LIGHTING DESIGN.

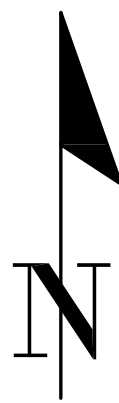
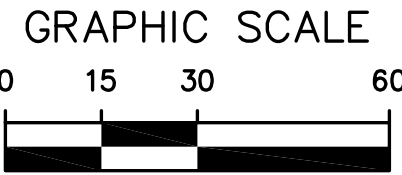
THIS DESIGN ENCOMPASSES LIGHTING FOR A PROPOSED PARKING LOT WITHIN AN EXISTING CITY PARK. THE PARKING LOT IS PART OF PHASE 2. EXISTING ROADWAY LIGHTING IN THE VICINITY FROM PHASE 1 IS TO REMAIN.

PROPOSED SITE LIGHTING IS ACCOMPLISHED WITH POLE MOUNTED LED FIXTURES LED FIXTURES THAT WILL OPERATE FROM DUSK-TO-DAWN IN ACCORDANCE WITH 6.4.3(A).

OVERALL, THIS DESIGN PROVIDES SAFE LIGHTING FOR PATRONS WHILE CONFORMING WITH THE PROVISIONS OF SECTION 6.4.

SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



PLAN NOTES

- ① EXISTING LIGHT POLE TO REMAIN.

GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PHASE 2 PARKING LOT		2.2 fc	4.6 fc	0.5 fc	9.2:1	4.4:1
PHASE 2 SIDEWALKS		2.2 fc	4.2 fc	0.6 fc	7.0:1	3.7:1
CONCESSION STAND		5.2 fc	9.7 fc	1.5 fc	6.5:1	3.5:1

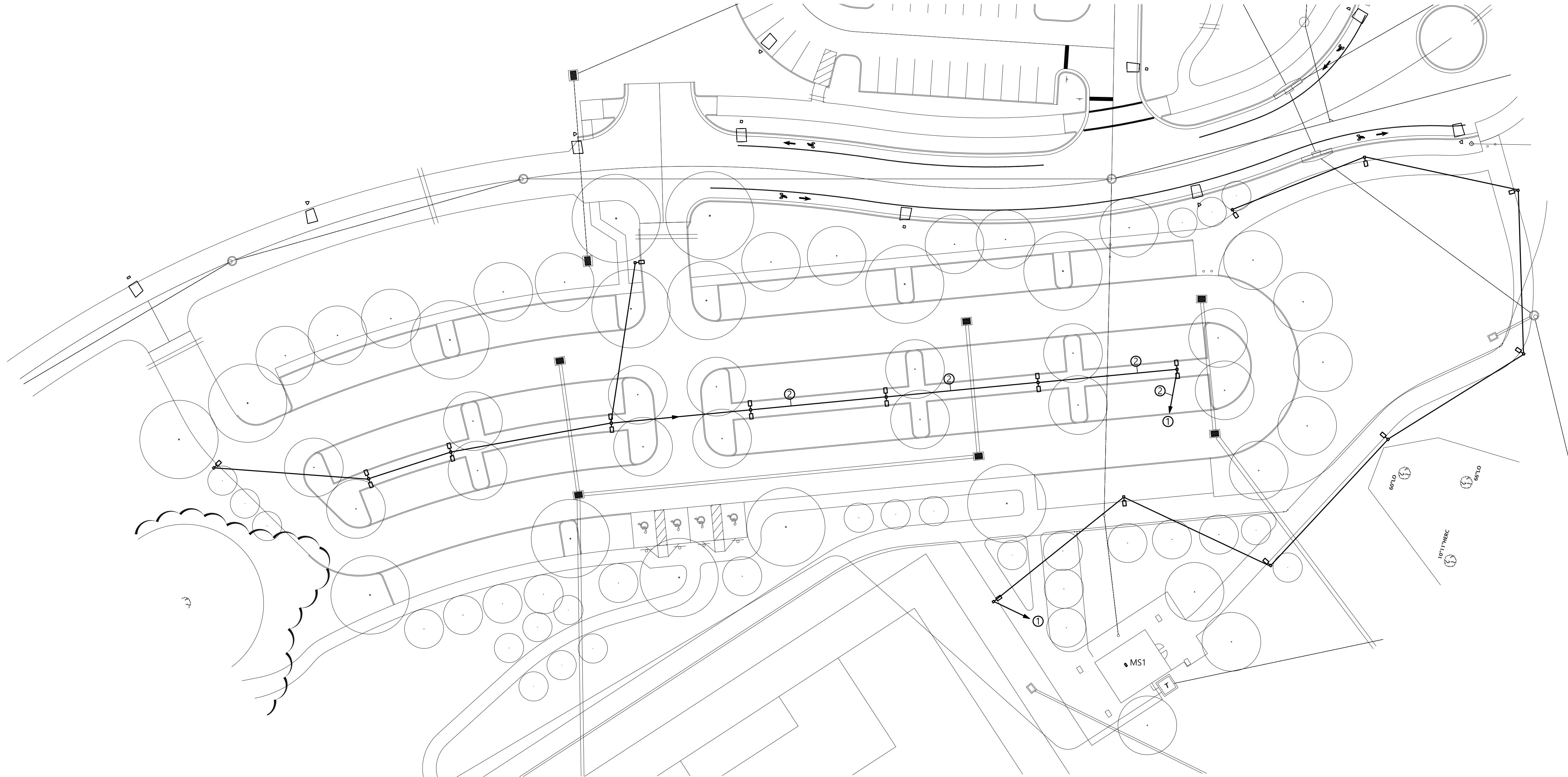
HUNTER DESIGN AND CONSULTING, INC.
735 ARLINGTON AVE N, STE 308
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

LEGACY PARK PHASE 2
SITE PHOTOMETRIC PLAN
ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	18037
DRAFTED:	K. HUNTER
DESIGNED:	K. HUNTER
REVIEWED:	K. HUNTER
ISSUE DATE:	7/25/18
REVISIONS	

SHEET NUMBER

E-1

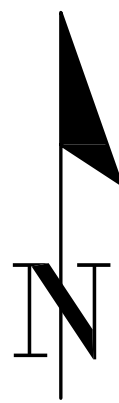
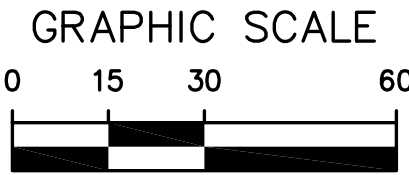


VOLTAGE DROP CALCULATIONS								
PROJECT: LEGACY PARK PHASE 2								
WIRE SIZE	14	12	10	8	6	4	3	2
OHM/KFT	3.07	1.93	1.21	0.778	0.491	0.308	0.245	0.194
WIRE SIZES INDICATED ARE COPPER, TYPICAL.								

CIRCUIT	CURRENT	DIST. (FT)	WIRE	V DROP	SUM	S/208	VA
A	0.9	90	10	0.19602	0.20	0.09%	1019.2
	1.9	55	10	0.25289	0.45	0.22%	
	2.9	95	10	0.66671	1.12	0.54%	
	4.9	500	8	3.8122	4.93	2.37%	
B	1	80	8	0.12448	0.12	0.06%	832
	2	85	8	0.26452	0.39	0.19%	
	3	80	8	0.37344	0.76	0.37%	
	4	175	8	1.0892	1.85	0.89%	
C	0.4	80	10	0.07744	0.08	0.04%	665.6
	0.8	90	10	0.17424	0.25	0.12%	
	1.2	95	10	0.27588	0.53	0.25%	
	1.6	90	10	0.34848	0.88	0.42%	
	2	100	10	0.484	1.36	0.65%	
	2.4	95	10	0.55176	1.91	0.92%	
	2.8	95	10	0.64372	2.56	1.23%	
	3.2	95	10	0.73568	3.29	1.58%	

SITE ELECTRICAL PLAN

SCALE: 1" = 30'-0"



PLAN NOTES

- ① ROUTE CIRCUITS TO HOUSE PANEL AND LIGHTING CONTROLS SPECIFIED WITH BUILDING ELECTRICAL PLANS.
- ② FOUR 8 AWG THWN CU & ONE 8 AWG CU GND IN 1" C.

GENERAL NOTES

- PROVIDE 12" X 12" X 9"D POLYMER CONCRETE HANDHOLE WITH "LIGHTING" COVER AT BASE OF EACH POLE. INSTALL IN LANDSCAPED AREA AND PROVIDE 6" GRAVEL BASE.
- UNLESS OTHERWISE NOTED, CIRCUITS ON THIS SHEET ARE TO BE TWO 10 AWG THWN CU & ONE 10 AWG CU GND IN 1" C. CONDUITS SHALL BE SCHEDULE 40 PVC.
- CONNECT LIGHTING TO CONTROLS PROVIDED WITH BUILDING ELECTRICAL PLANS.

HUNTER DESIGN AND CONSULTING, INC.
735 ARLINGTON AVE N, STE 308
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

LEGACY PARK PHASE 2
SITE ELECTRICAL PLAN
ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	18037
DRAFTED:	K. HUNTER
DESIGNED:	K. HUNTER
REVIEWED:	K. HUNTER
ISSUE DATE:	7/25/18
REVISIONS	

SHEET NUMBER

E-2

DRAWING INDEX

- ☐ GENERAL DRAWINGS
 - A.0 COVER SHEET, SHEET INDEX - VOLUME 1
 - A.1 GENERAL INFORMATION, LOCATION MAP
- ☐ ARCHITECTURAL DRAWINGS
 - CONCESSIONS STAND
 - A.2 ARCHITECTURAL SITE PLAN
 - A.3 FLOOR PLAN, REFLECTED CEILING PLAN, ROOF PLAN, INTERIOR ELEVATIONS
 - A.4 EXTERIOR ELEVATIONS, BUILDING SECTIONS
 - A.5 LIFE SAFETY PLAN, FLOOR TILE PATTERN PLAN
 - A.6 DOOR SCHEDULE, ROOM FINISH SCHEDULE, DOOR / FRAME TYPES, WINDOW TYPES, DOOR FRAME / WINDOW FRAME DETAILS, THRESHOLD DETAILS
 - ARCHITECTURAL DETAILS
 - A.7 ARCHITECTURAL DETAILS
 - A.8 FOUNDATION PLAN, ROOF FRAMING PLAN
 - A.9 STRUCTURAL DETAILS
 - AMPHITHEATER
 - A.10 FLOOR PLAN, REFLECTED CEILING PLAN, ROOF PLAN
 - A.11 EXTERIOR ELEVATIONS, BUILDING SECTIONS
 - A.12 LIFE SAFETY PLAN, FLOOR TILE PATTERN PLAN
 - A.13 ARCHITECTURAL DETAILS
 - S.1 FOUNDATION PLAN, ROOF FRAMING PLAN
 - S.2 STRUCTURAL DETAILS

LEGACY PARK
IMPROVEMENTS
RESTROOMS & AMPHITHEATER

(ARCHITECTURAL, STRUCTURAL, M-E-P, FP ENG)

CITY OF ALACHUA PROJECT NO. RFB _____

CITY OF ALACHUA
ALACHUA CITY COMMISSIONERS

GIB COERPER	MAYOR
BEN BOUKARI, Jr.	VICE MAYOR
SHIRLEY BROWN	COMMISIONER
GARY HARDACRE	COMMISIONER
ROBERT WILFORD	COMMISIONER

2018

BE ADVISED THAT, TO THE BEST OF MY KNOWLEDGE, THE
SIGNED AND SEALED SETS OF PLANS AND SPECIFICATIONS
(PROJECT MANUAL) ARE COMPLETE AND COMPLY WITH THE
REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE.

ARCHITECT:
PAUL STRESING ASSOCIATES, INC.

ARCHITECTURE
SPACE PLANNING
INTERIOR DESIGN
ALACHUA, FLORIDA
TELEPHONE (386) 462 - 6407

STRUCTURAL ENGINEER
SOUTHARD ENGINEERING, INC.
GAINESVILLE, FLORIDA
TELEPHONE: (352) 367-2526

M-E-P ENGINEER
KPI ENGINEERING, INC.
TAMPA, FLORIDA
TELEPHONE (813) 241-6488

CIVIL ENGINEER:
CAUSSEAU, HEWETT, & WALPOLE, INC.
GAINESVILLE, FLORIDA
TELEPHONE (352) 331-1976

LANDSCAPE ARCHITECT:

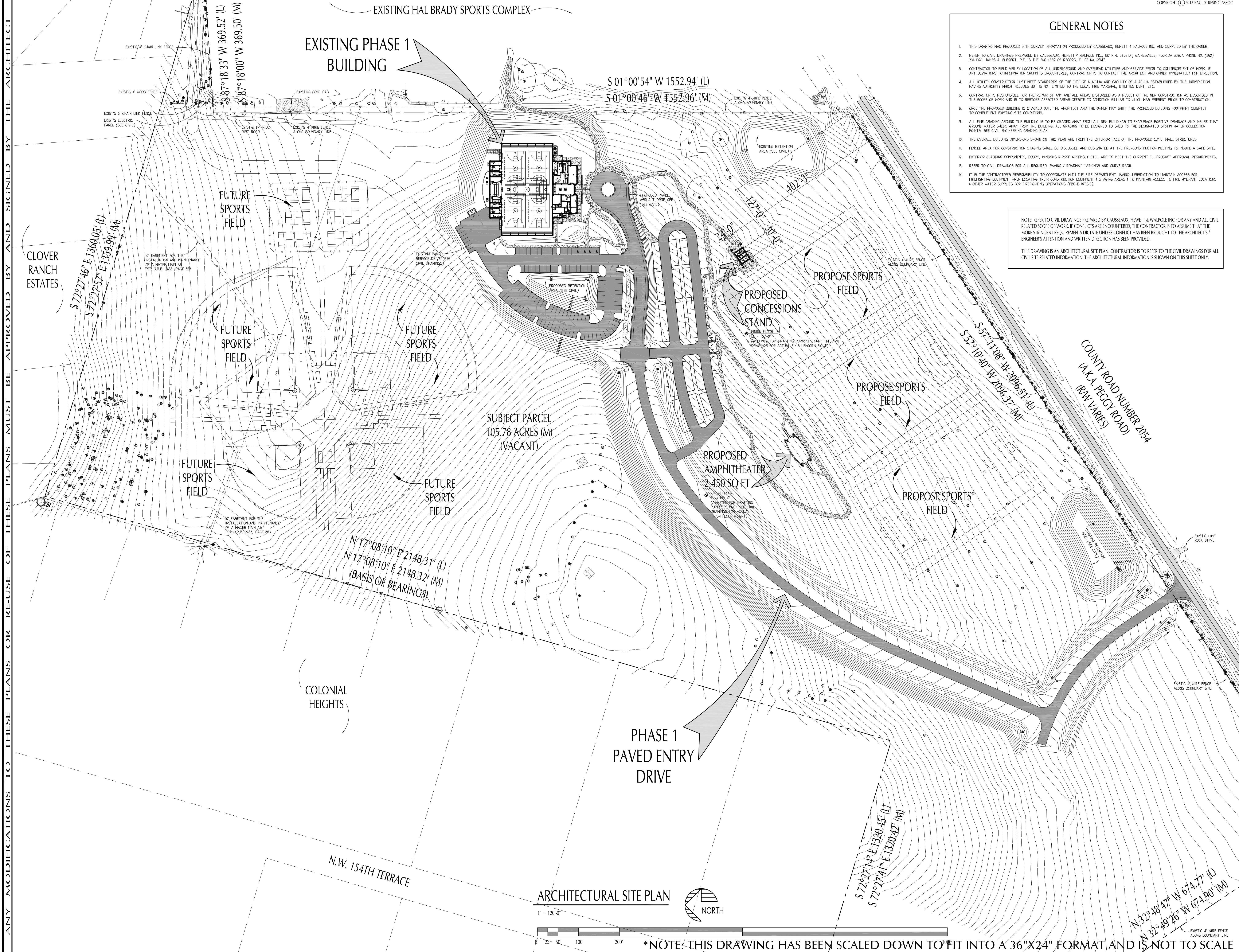
*NOTE: THIS DRAWING HAS BEEN SCALED DOWN TO FIT INTO A 36"X24" FORMAT AND IS NOT TO SCALE

GENERAL NOTES

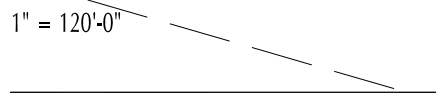
1. THIS DRAWING WAS PRODUCED WITH SURVEY INFORMATION PRODUCED BY CAUSSEAU, HEWITT & WALPOLE INC. AND SUPPLIED BY THE OWNER.
2. REFER TO CIVIL DRAWINGS PREPARED BY CAUSSEAU, HEWITT & WALPOLE INC., 132 N.W. 76th Dr., GAINESVILLE, FLORIDA 32607. PHONE NO. (352) 331-9196. JAMES A. FLEGERT, P.E. IS THE ENGINEER OF RECORD. FL PE NO. 04041.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND SERVICE PRIOR TO COMMENCEMENT OF WORK. IF ANY DEVIATIONS TO INFORMATION SHOWN IS ENCOUNTERED, CONTRACTOR IS TO CONTACT THE ARCHITECT AND OWNER IMMEDIATELY FOR DIRECTION.
4. ALL UTILITY CONSTRUCTION MUST MEET STANDARDS OF THE CITY OF ALACHUA AND COUNTY OF ALACHUA ESTABLISHED BY THE JURISDICTION HAVING AUTHORITY WHICH INCLUDES BUT IS NOT LIMITED TO THE LOCAL FIRE MARSHAL, UTILITIES DEPT., ETC.
5. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY AND ALL AREAS DISTURBED AS A RESULT OF THE NEW CONSTRUCTION AS DESCRIBED IN THE SCOPE OF WORK AND IS TO RESTORE AFFECTED AREAS OFFSITE TO CONDITION SIMILAR TO WHICH WAS PRESENT PRIOR TO CONSTRUCTION.
6. ONCE THE PROPOSED BUILDING IS STACKED OUT, THE ARCHITECT AND THE OWNER MAY SHIFT THE PROPOSED BUILDING FOOTPRINT SLIGHTLY TO COMPLEMENT EXISTING SITE CONDITIONS.
7. ALL FINE GRADING AROUND THE BUILDING IS TO BE GRADED AWAY FROM ALL NEW BUILDINGS TO ENCOURAGE POSITIVE DRAINAGE AND INSURE THAT GRAIND WATER SHEETS AWAY FROM THE BUILDING. ALL GRADING TO BE DESIGNED TO SHED TO THE DESIGNATED STORM WATER COLLECTION POINTS. SEE CIVIL ENGINEERING GRADING PLAN.
8. THE OVERALL BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FROM THE EXTERIOR FACE OF THE PROPOSED C.I.U. WALL STRUCTURES.
9. FENCED AREA FOR CONSTRUCTION STAGING SHALL BE DISCUSSED AND DESIGNATED AT THE PRE-CONSTRUCTION MEETING TO INSURE A SAFE SITE.
10. EXTERIOR GLAZING COMPONENTS, DOORS, WINDOWS & ROOF ASSEMBLY ETC., ARE TO MEET THE CURRENT FL. PRODUCT APPROVAL REQUIREMENTS.
11. REFER TO CIVIL DRAWINGS FOR ALL REQUIRED PAVING / ROADWAY MARKINGS AND CURVE RADI.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE FIRE DEPARTMENT HAVING JURISDICTION TO MAINTAIN ACCESS FOR FIREFIGHTING EQUIPMENT WHEN LOCATING THEIR CONSTRUCTION EQUIPMENT & STAGING AREAS & TO MAINTAIN ACCESS TO FIRE HYDRANT LOCATIONS & OTHER WATER SUPPLIES FOR FIREFIGHTING OPERATIONS (FBC-B 107.3.5).

NOTE: REFER TO CIVIL DRAWINGS PREPARED BY CAUSSEAU, HEWITT & WALPOLE INC. FOR ANY AND ALL CIVIL RELATED SCOPE OF WORK. IF CONFLICTS ARE ENCOUNTERED, THE CONTRACTOR IS TO ASSUME THAT THE MORE STRINGENT REQUIREMENTS DICTATE UNLESS CONFLICT HAS BEEN BROUGHT TO THE ARCHITECT'S / ENGINEER'S ATTENTION AND WRITTEN DIRECTION HAS BEEN PROVIDED.

THIS DRAWING IS AN ARCHITECTURAL SITE PLAN. CONTRACTOR IS TO REFER TO THE CIVIL DRAWINGS FOR ALL CIVIL SITE RELATED INFORMATION. THE ARCHITECTURAL INFORMATION IS SHOWN ON THIS SHEET ONLY.

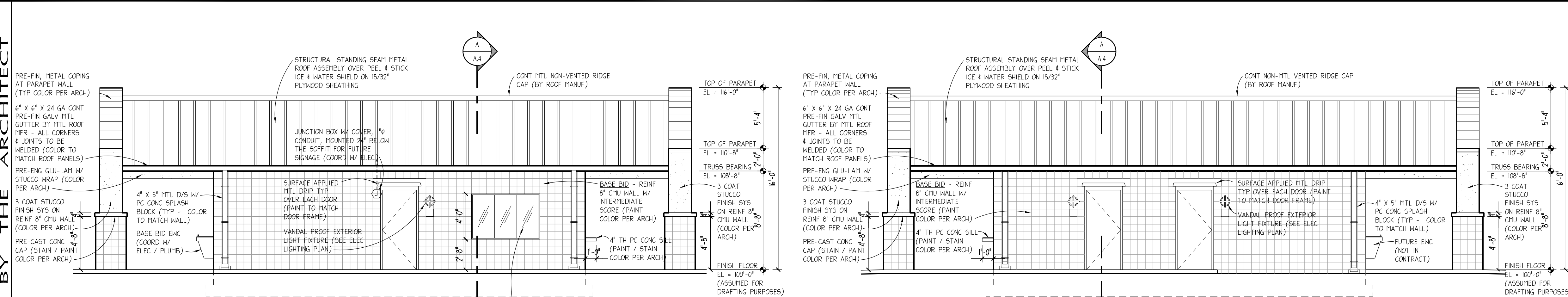


ARCHITECTURAL SITE PLAN



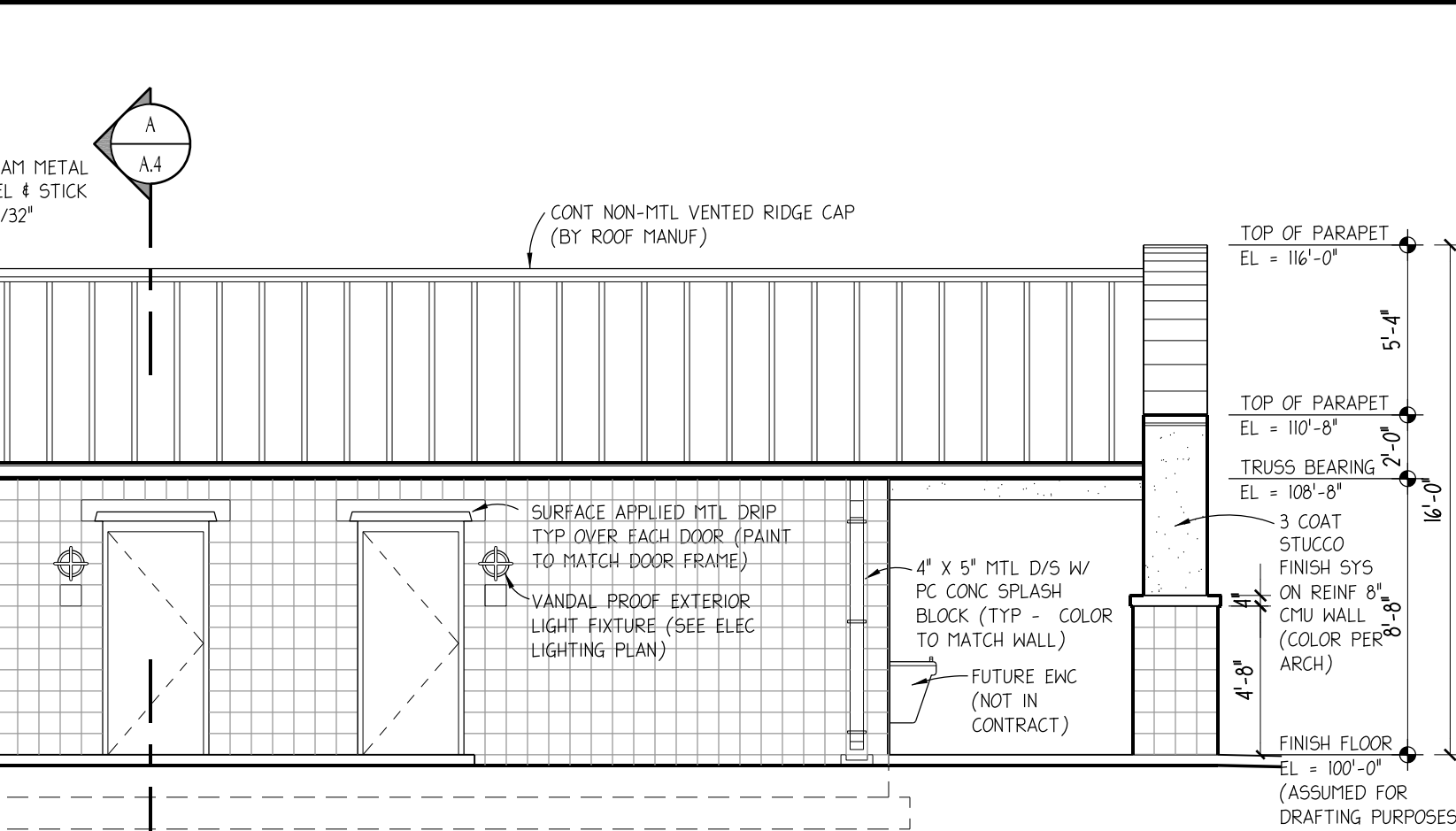
*NOTE: THIS DRAWING HAS BEEN SCALED DOWN TO FIT INTO A 36"X24" FORMAT AND IS NOT TO SCALE



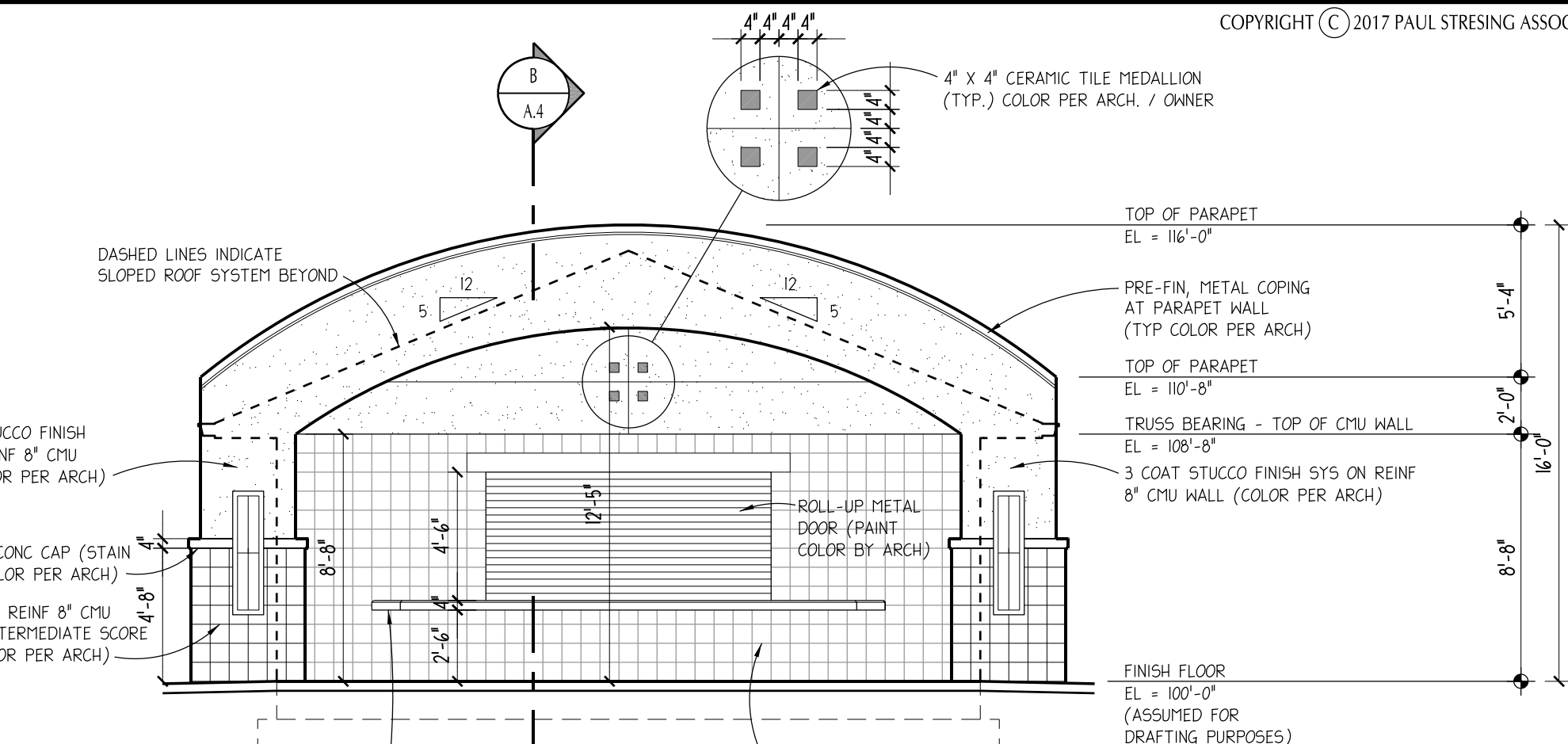


NORTH ELEVATION

3/16" = 1'-0" CONCESSION STAND

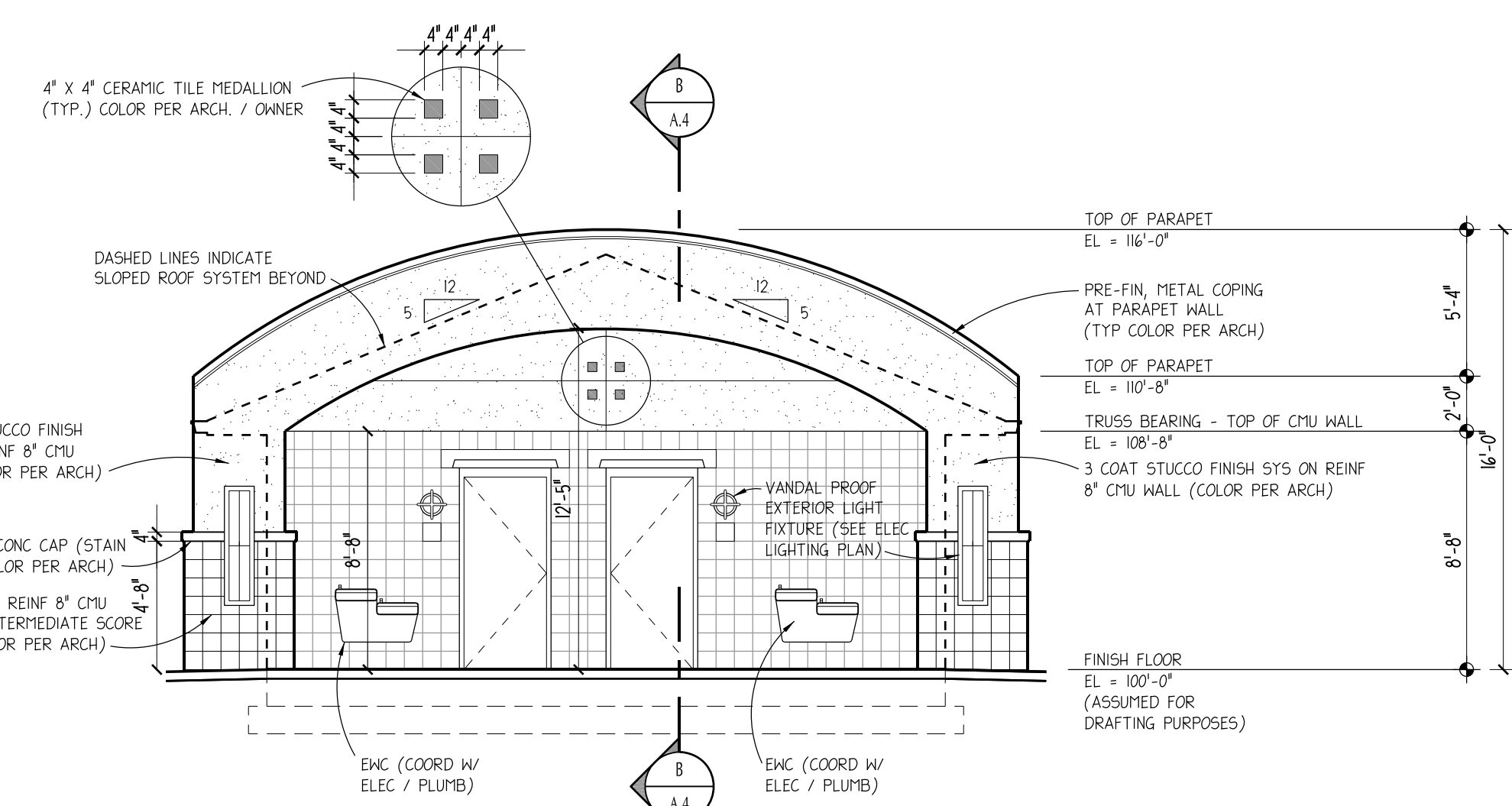


SOUTH ELEVATION
3/16" = 1'-0" **CONCESSION STAND**



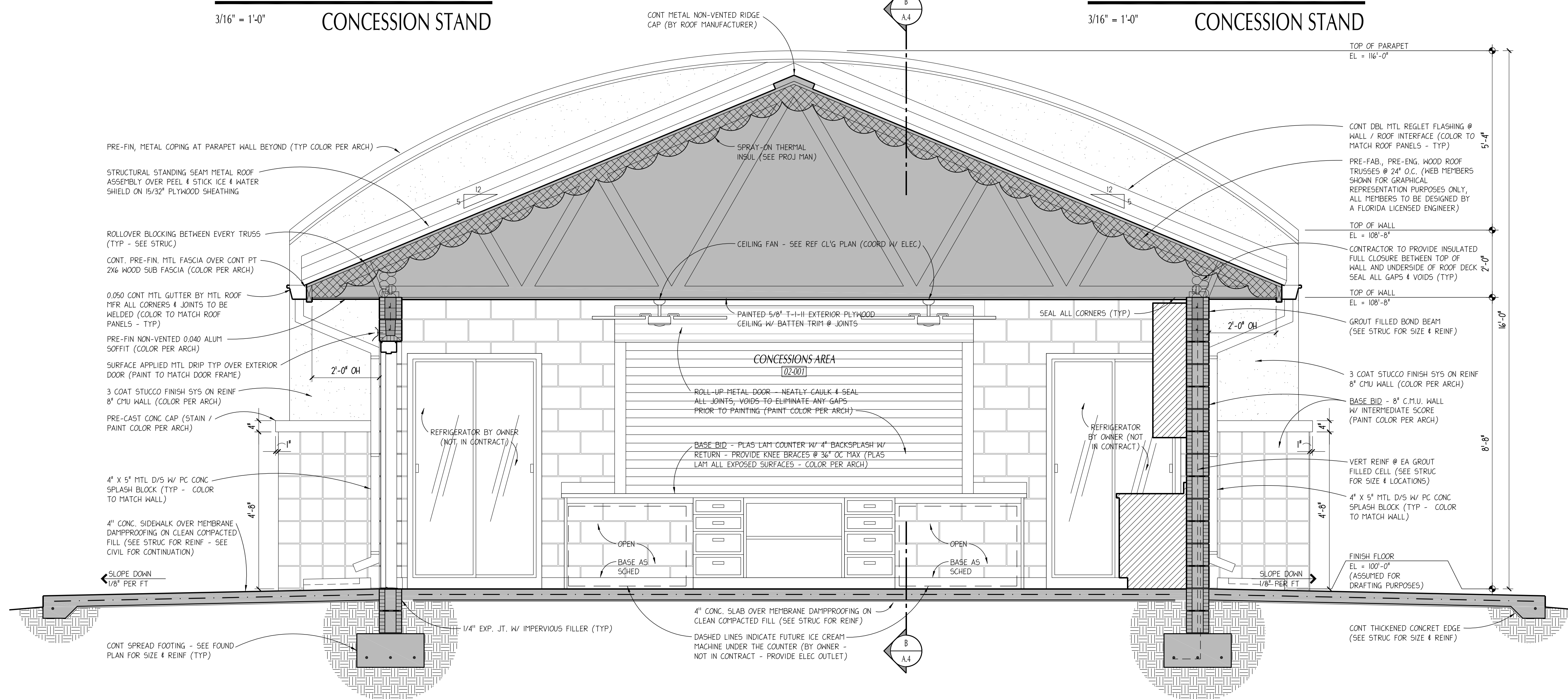
EAST ELEVATION

3/16" = 1'-0" CONCESSION STAND

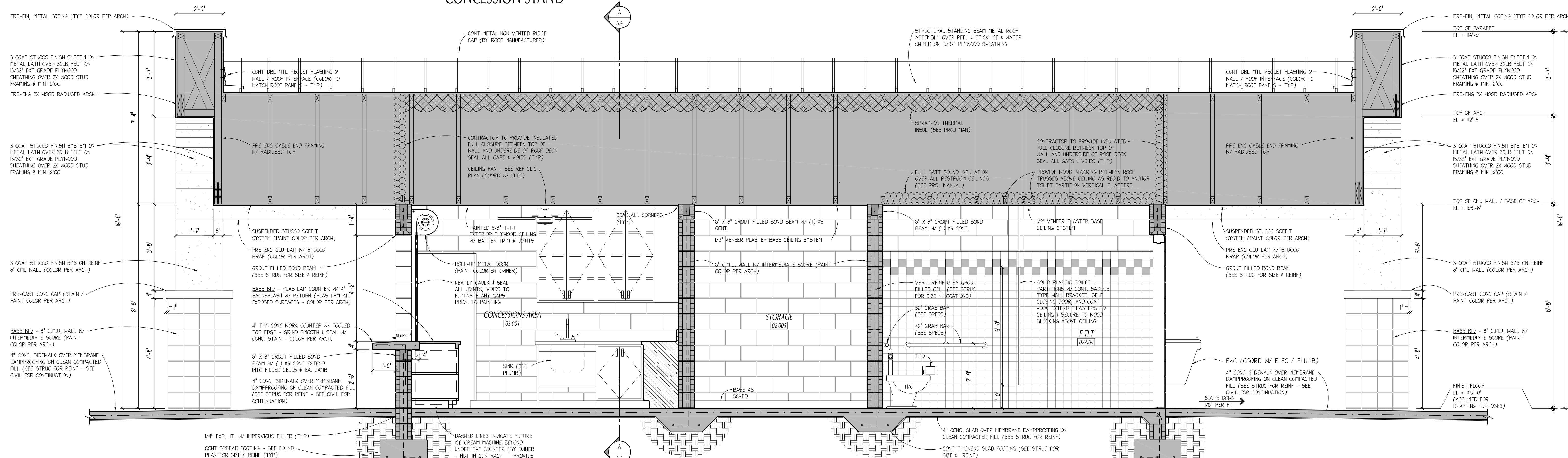


WEST ELEVATION

3/16" = 1'-0" CONCESSION STAND



BUILDING SECTION
1/2" = 1'-0"
CONCESSION STAND

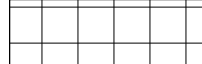
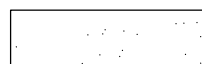


BUILDING SECTION
1/2" = 1'-0"
CONCESSION STAND

*NOTE: THIS DRAWING HAS BEEN SCALED DOWN TO FIT INTO A 36"X24" FORMAT AND IS NOT TO SCALE

ANY MODIFICATIONS TO THESE PLANS OR REUSE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT

ACTIVE PROJECTS/2017/17271/LEGACY PARK IMPROVEMENTS/17271_01WSB/17271_LA-03.dwg 1/31/2018 11:15:54 AM

FLOOR TILE PATTERN LEGEND			
	PRIMARY FIELD COLOR TILE (COOL WHITE / #5B999)		8" X 8" TILE - SEE FINISH SCHEDULE FOR MATERIAL
 ①	LIGHT ACCENT COLOR TILE (FIELD GRAY / #5A727)		12" X 12" TILE - SEE FINISH SCHEDULE FOR MATERIAL
 ②	MEDIUM ACCENT COLOR TILE (SPOKE BROWN / #5B868)		SEALED CONCRETE
 ③	DARK ACCENT COLOR TILE (POMEGRANATE RED / #5B814)		

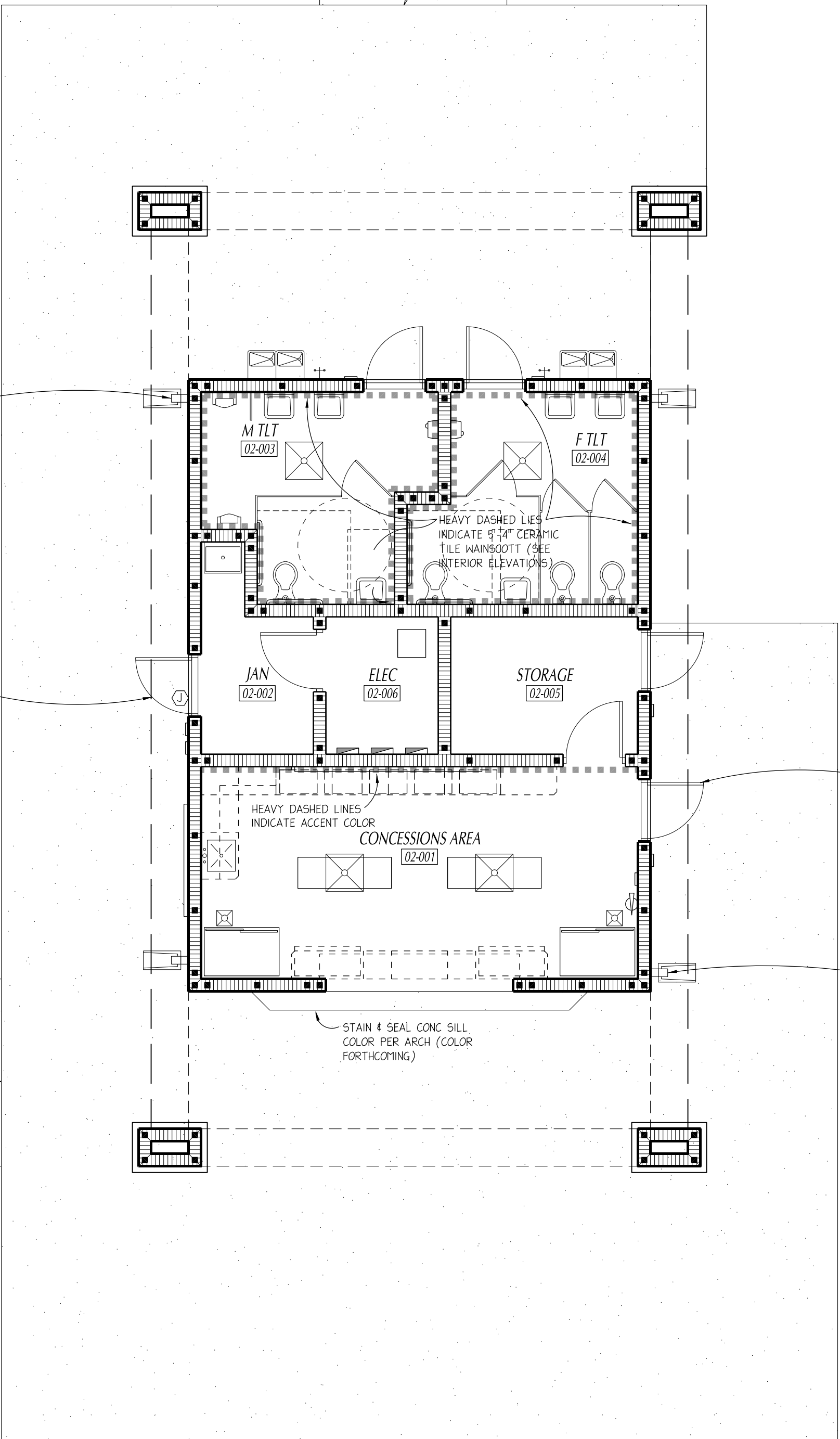
FLOOR TILE PATTERN GENERAL NOTES	
1.	THE DECORATIVE TILE PATTERNS MAY VARY FROM THIS DRAWING. FINAL TILE PATTERNS WILL BE PROVIDED DURING THE SHOP DRAWING PHASE. CONTRACTOR SHOULD ANTICIPATE THE USE OF THREE (3) COLOR PATTERNS: ONE (1) FIELD COLOR AND TWO (2) BORDER TYPE ACCENT COLORS.
2.	VCT TO INCLUDE ACCENT BANDING/PATTERN THAT WILL BE PROVIDED DURING SHOP DRAWING SUBMITTAL & REVIEW PROCESS ONCE SAMPLES ARE SUBMITTED BY CONTRACTOR.

FLOOR TILE PLAN

3/16" = 1'-0"

756 SF

CONCESSIONS BUILDING



LIFE SAFETY SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	FIRE ALARM CONTROL PANEL
	FIRE ALARM SYSTEM REMOTE ANNUNCIATOR
	FIRE ALARM PULL
	FIRE ALARM PULL w/ AUDIO ALARM
	FIRE ALARM PULL w/ VISUAL ALARM
	FIRE ALARM PULL w/ AUDIO & VISUAL ALARM
	FIRE ALARM w/ AUDIO ALARM
	FIRE ALARM / VISUAL ALARM
	FIRE ALARM w/ AUDIO & VISUAL ALARM
	FIRE ALARM HEAT DETECTOR
	FIRE ALARM SMOKE DETECTOR
	INTERCOM SPEAKER
	EXIT MARKING DEVICE
	EXIT MARKING DEVICE - ARROW INDICATES EXIT DIRECTION OF TRAVEL
	MAGNETIC DOOR HOLD-OPEN DEVICE (MHO)
	WALL MOUNTED FIRE EXTINGUISHER
	WALL MOUNTED K-SERIES (KITCHEN) FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET
	EMERGENCY BACK-UP LIGHT FIXTURE
	EMERGENCY BACK-UP LIGHT FIXTURE
	EMERGENCY LIGHTING FIXTURE w/BATTERY BACKUP
	PRIMARY MEANS OF EGRESS
	SECONDARY MEANS OF EGRESS

ROOM LABEL LEGEND	
SYMBOL	DESCRIPTION
	ROOM NAME
	ROOM NUMBER
	ROOM NAME & NUMBER
	ROOM NAME & NUMBER & OCCUPANCY
	ROOM NAME & NUMBER & OCCUPANCY & AREA
	ROOM NAME & NUMBER & OCCUPANCY & AREA & REQUIRED SF PER PERSON BY CODE
	ROOM NAME & NUMBER & OCCUPANCY & AREA & REQUIRED SF PER PERSON BY CODE & MAXIMUM OCCUPANCY BY CODE
	ROOM NAME & NUMBER & OCCUPANCY & AREA & REQUIRED SF PER PERSON BY CODE & MAXIMUM OCCUPANCY BY CODE & EGRESS WIDTH PER PERSON
	ROOM NAME & NUMBER & OCCUPANCY & AREA & REQUIRED SF PER PERSON BY CODE & MAXIMUM OCCUPANCY BY CODE & EGRESS WIDTH PER PERSON & MINIMUM EGRESS WIDTH (BY CODE)
	ROOM NAME & NUMBER & OCCUPANCY & AREA & REQUIRED SF PER PERSON BY CODE & MAXIMUM OCCUPANCY BY CODE & EGRESS WIDTH PER PERSON & MINIMUM EGRESS WIDTH (BY CODE) & ACTUAL EGRESS WIDTH PROVIDED

WALL RATING LEGEND	
SYMBOL	DESCRIPTION
	30 MIN. FIRE RATED WALL
	1 HOUR FIRE RATED WALL
	2 HOUR FIRE RATED WALL
	3 HOUR FIRE RATED WALL
	4 HOUR FIRE RATED WALL (NOT REQ'D)

FIRE EXTINGUISHER REQUIREMENTS	
• NFPA 1, UNIFORM BUILDING CODE, FLORIDA 2005 EDITION SUBSECTION 13.6.1.2 - PORTABLE FIRE EXTINGUISHERS REQUIRED.	
PORTABLE FIRE EXTINGUISHERS SHALL BE PERMITTED TO BE LOCATED AT EXTERIOR LOCATIONS OR INTERIOR LOCATIONS SO THAT ALL PORTIONS OF THE BUILDING IS WITHIN 10 FT (2.74 M) OF TRAVEL DISTANCE TO AN EXTINGUISHING UNIT.	

LIFE SAFETY DOOR INFORMATION	
IBC, DOORS TO SWING IN DIRECTION OF TRAVEL IN ALL SPACES WITH OCCUPANCY OF 50 OR MORE	

REFER TO ELECTRICAL DRAWINGS FOR COMPLETE LIFE SAFETY & ELECTRICAL RELATED SYSTEMS REQ'D FOR CODE COMPLIANCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO INCLUDE LIFE SAFETY DEVICES ON THIS PLAN. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO COORDINATE WITH INDIVIDUAL DISCIPLINES. ANY & ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

LIFE SAFETY SIGNAGE	
IBC, INSTALLATION OF FLUORESCENT SIGN IS REQUIRED IN ALL SPACES WITH OCCUPANCY OF 50 OR MORE; SIGNAGE TO BE LOCATED ADJACENT TO THE MAIN ENTRANCE DOOR	
IBC, INSTALLATION OF EMERGENCY EVACUATION ROUTE SIGNAGE SHOWING PRIMARY & EMERGENCY EVACUATION ROUTES (EACH CLEARLY INDICATED BY CONTRASTING COLOR & NUMBER) IS REQUIRED IN ALL SPACES WITH AN OCCUPANCY OF 50 OR MORE; SIGNAGE TO BE LOCATED ADJACENT TO THE PRIMARY EXIT DOOR	

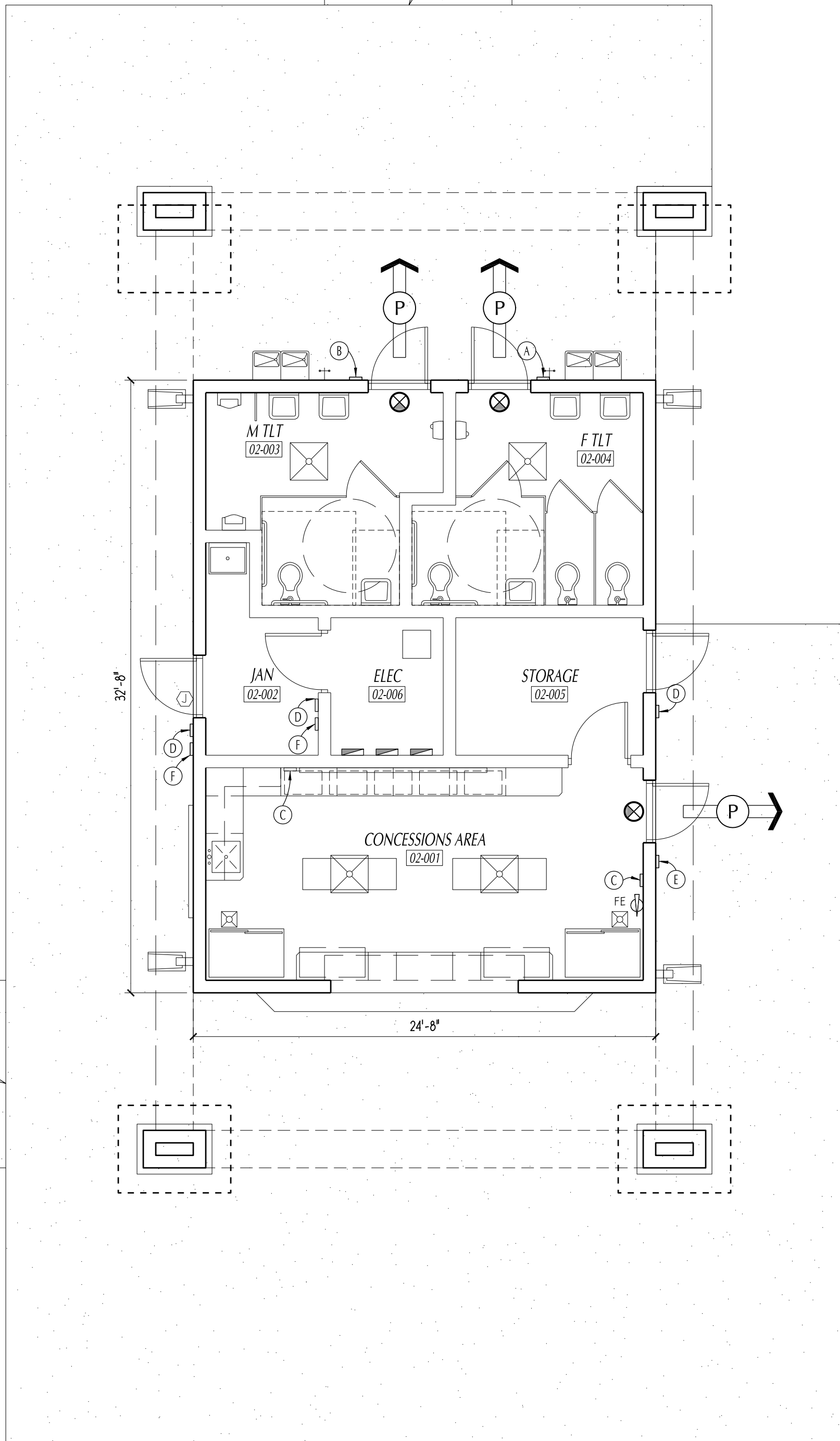
APPLICABLE CODES & STANDARDS	
• 2007 FLORIDA BUILDING CODE (6th EDITION)	
• 2007 FLORIDA MECHANICAL CODE (6th EDITION)	
• 2007 FLORIDA PLUMBING BUILDING CODE (6th EDITION)	
• NFPA 1 (2005), FIRE CODE	
• NFPA 10 (2004), NATIONAL ELECTRIC CODE	
• ACCESSIBILITY CODE FOR ADULTS - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION - CHAPTER 11 OF FLORIDA BUILDING CODE 2004	
• 2005 NFPA LIFE SAFETY CODE	
• OTHER STANDARDS AS REFERENCED OR SPECIFIED IN OTHER SECTIONS	

LIFE SAFETY PLAN

3/16" = 1'-0"

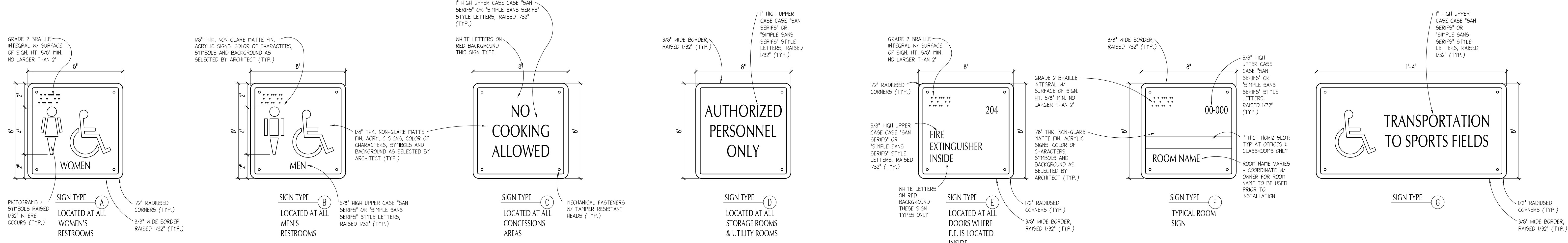
806 SF

CONCESSIONS BUILDING



LIFE SAFETY INFORMATION	
• GROUP 5-2 (LOW HAZARD STORAGE)	
• TYPE IIB CONSTRUCTION	
• AUTOMATIC SPRINKLER SYSTEM AS REQUIRED BY CODE (NBS 2.2/FBC).	
THIS BUILDING DOES NOT HAVE AN AUTOMATIC SPRINKLER SYSTEM	
ALLOWABLE BUILDING AREA (TABLE 503/FBC)	
• GROUP 5-2 (LOW HAZARD STORAGE) TYPE IIB - 13,500 SF PER FLOOR	
(THIS BLDG. 806 SF)	
• ALLOWABLE # OF FLOORS = 2 FLOOR (THIS BLDG. HAS ONE FLOOR)	
BUILDING AREA	
1st FLOOR	806 SF
TOTAL	806 SF
SEPARATION DISTANCE	
ADJACENT ADJACENT BLDG IS TYPE IIB CONSTRUCTION	
SEPARATION = 3'	
EXTERIOR WALLS FIRE RESISTANCE RATING REQ'D = 0 (TABLE 602/FBC)	
MAX AREA OF EXTERIOR OPENINGS = NO LIMIT (TABLE 704.8.4)	
FIRE RESISTANCE (TABLE 601)	
CONSTRUCTION TYPE IIB	
STRUCTURAL FRAME	0 HR
BEARING WALLS	0 HR
NONLOAD BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR
SUMMARY - TYPE IIB DOES NOT HAVE ANY RATED BUILDING COMPONENTS	

LIFE SAFETY PLAN GENERAL NOTES	
1. THIS STRUCTURE SHALL HAVE A COMPLETE FIRE ALARM SYSTEM.	
2. THIS BUILDING IS DIVIDED INTO SPOKE AREAS OF LESS THAN 30,000 SQUARE FEET w/H-R RATED WALL ASSEMBLY.	
3. REFER TO ELECTRICAL DWGS FOR EXACT MOUNTING REQ. OF EXIT SIGNS.	
4. REFER TO ELECTRICAL DWGS FOR EXACT MOUNTING OF EMERGENCY LIGHTING.	
5. REFER TO MECHANICAL DRAWINGS FOR ALL SPOKE, HEAT DETECTORS, & DAMPERS.	
6. ALL FIRE & SPOKE BARRIERS & WALLS SHALL PERMANENTLY IDENTIFIED WATERPROOFING & RED PAINT ABOVE ALL CEILINGS OR CONCEALED SPACES. MINIMUM HEIGHT OF RED TEXT TO BE 2"; MINIMUM 12"-0" O.C. MINIMUM OF ONE PER WALL. THE HOURLY RATING SHALL BE IDENTIFIED, WORDING TO READ "H" - HOUR FIRE & SPOKE BARRIER - PROTECT ALL OPENINGS.	
7. FBC EMERGENCY EVACUATION FLOOR PLANS ARE TO BE POSTED ADJACENT TO PRIMARY EXITS OF EACH STUDENT OCCUPIED SPACE & IN SPACES CONTAINING GREATER THAN (4) OCCUPANTS.	
8. FBC MAXIMUM CAPACITY SIGNAGE	
POINT SIGNS AT ENTRY DOORS OF ALL SPACES w/CAPACITY OF 50 OR MORE OCCUPANTS.	
9. FOR LIFE SAFETY SIGNAGE, REFER TO SIGNAGE DETAILS ON SHEET.	
10. REFER TO OVERALL LIFE SAFETY PLAN FOR AREA ZONES OF 30,000 SF MAX.	



HANDICAPPED & ROOM IDENTIFICATION SIGNAGE

3" = 1'-0"

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ARCHITECTS
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TEL: 904.885.4409
REGISTRATION NO. AR001595
PROPOSAL NO. A400377

CITY OF ALACHUA
LEGACY PARK IMPROVEMENTS
ALACHUA, FLORIDA

REVISIONS
ITEM
DATE
ARCHITECT'S SEAL

LIC. NO. AR0013985
SHEET NO.
A.5

ACTIVE PROJECTS\2017\1721\LEGACY PARK IMPROVEMENTS\1721_01MSB1721_LA03.dwg 7/31/2018 11:14:41 AM

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FOOTING SCHEDULE					
FOOTING MARK	FOOTING SIZE		FOOTING REINFORCEMENT		COMMENTS
	T	W X L	BOTTOM	TOP	
TS-8	0'-8"	0'-8" X CONT.	(1) # 5 CONT.	-	AT SIDEWALKS & EDGE OF GRASS / LANDSCAPING.
TS-16	2'-4"	1'-4" X CONT.	(2) # 6 CONT.	-	THICKENED SLAB
WF-20	1'-0"	1'-8" X CONT.	(3) # 5 CONT & #4 @ 12" OC TRANS	-	WALL FOOTING

- FOUNDATION PLAN NOTES
- 1

4" SLAB ON GRADE OVER PREPARED SUB-GRADE AS SPECIFIED. REINF. SLAB W/ 6X6 W4 X W4 WIRE MESH @ 6" OF SLAB. (OR USE FIBER REINF CONC.). PROVIDE 6 MIL POLYETHYLENE BARRIER BETWEEN SLAB AND SUB-GRADE. (SUB-GRADE TO BE TERMITES TREATED).
- 2
- REFER TO XXXX FOR CONTROL JOINT INFO FOR SLAB ON GRADE.

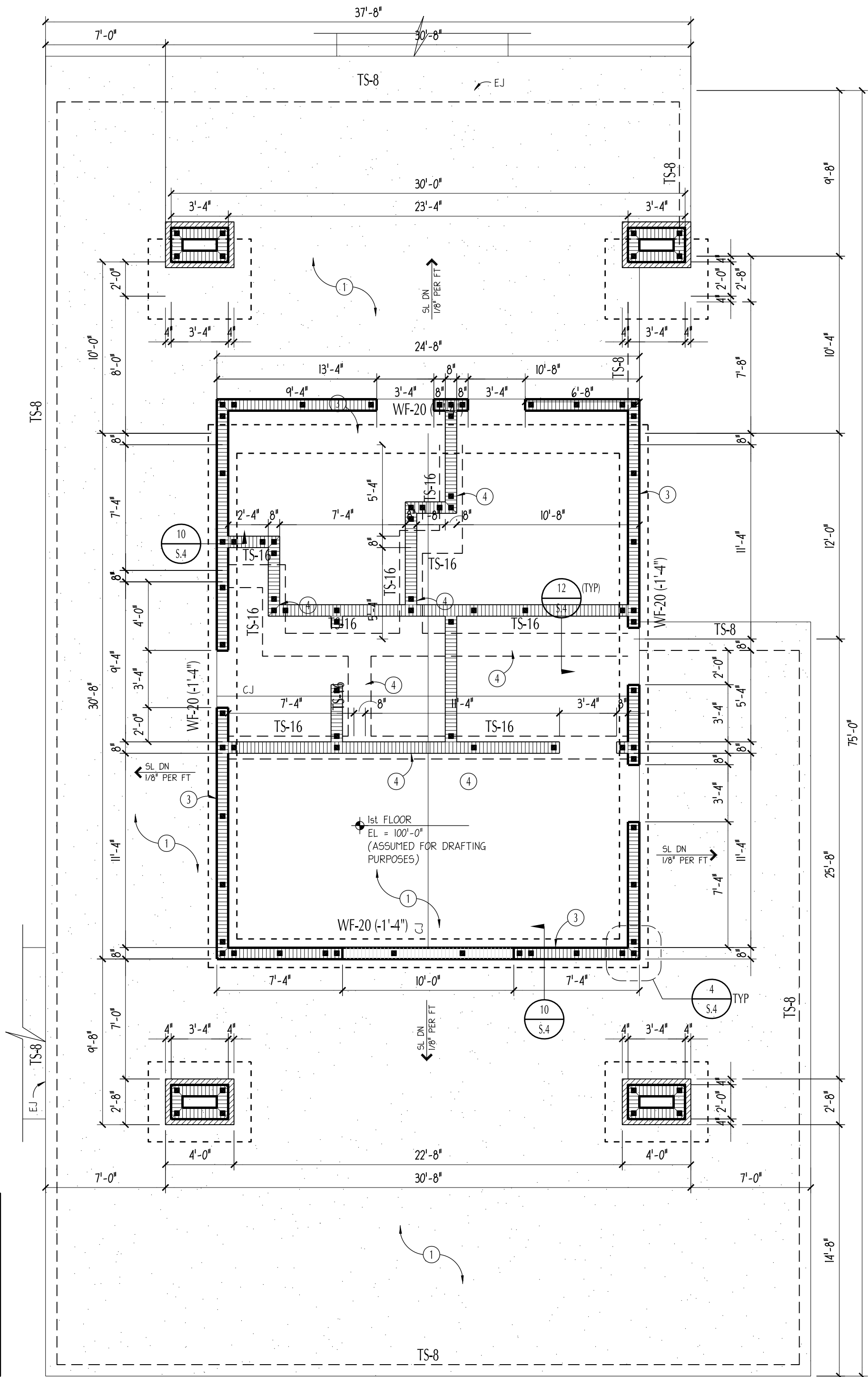
3

4

5

6

7



FOUNDATION PLAN

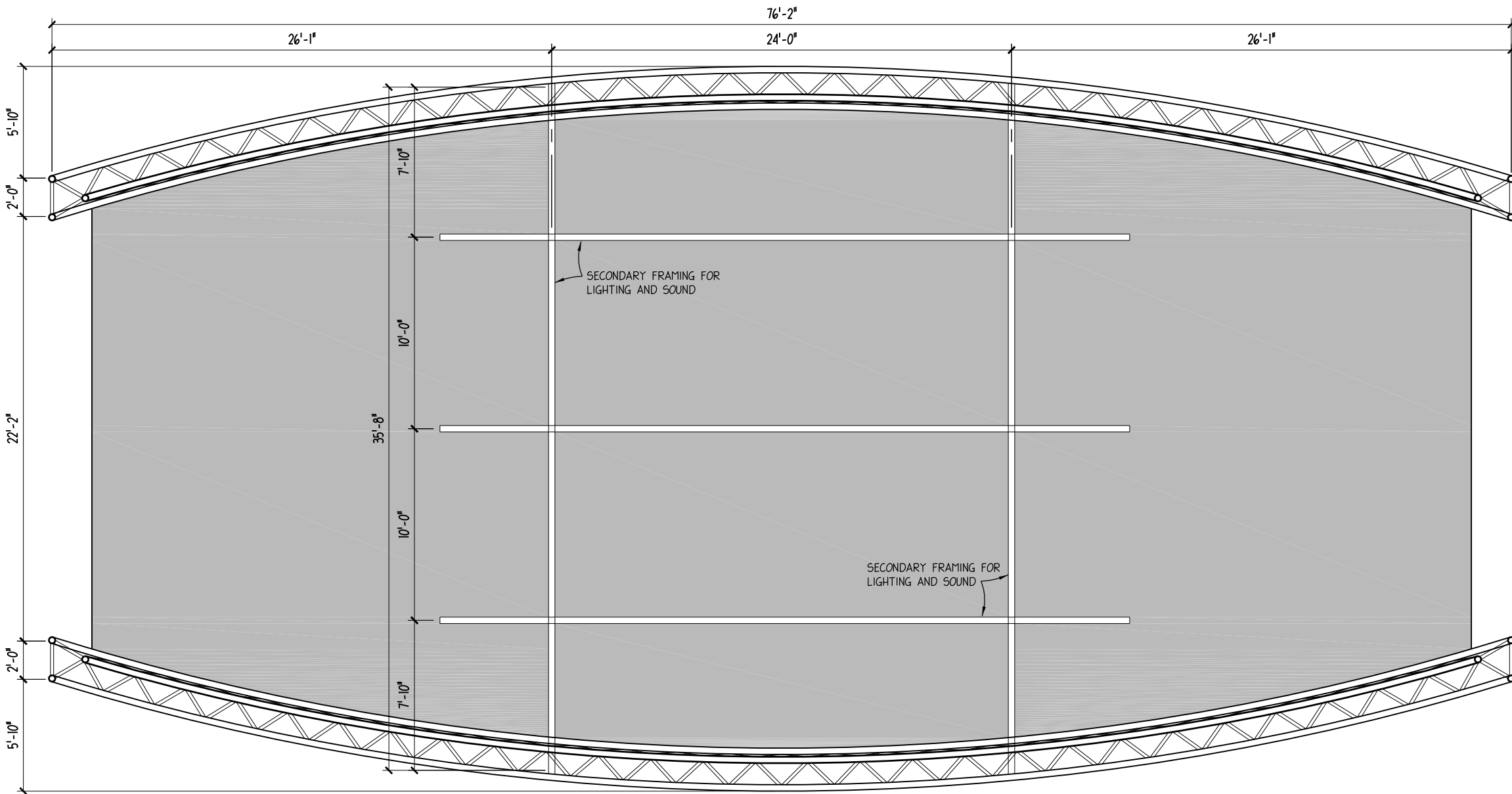
3/16" = 1'-0"

CONCESSIONS BUILDING

NORTH
(FOR DRAFTING PURPOSES ONLY)

$$3/16'' = 1'-0'$$

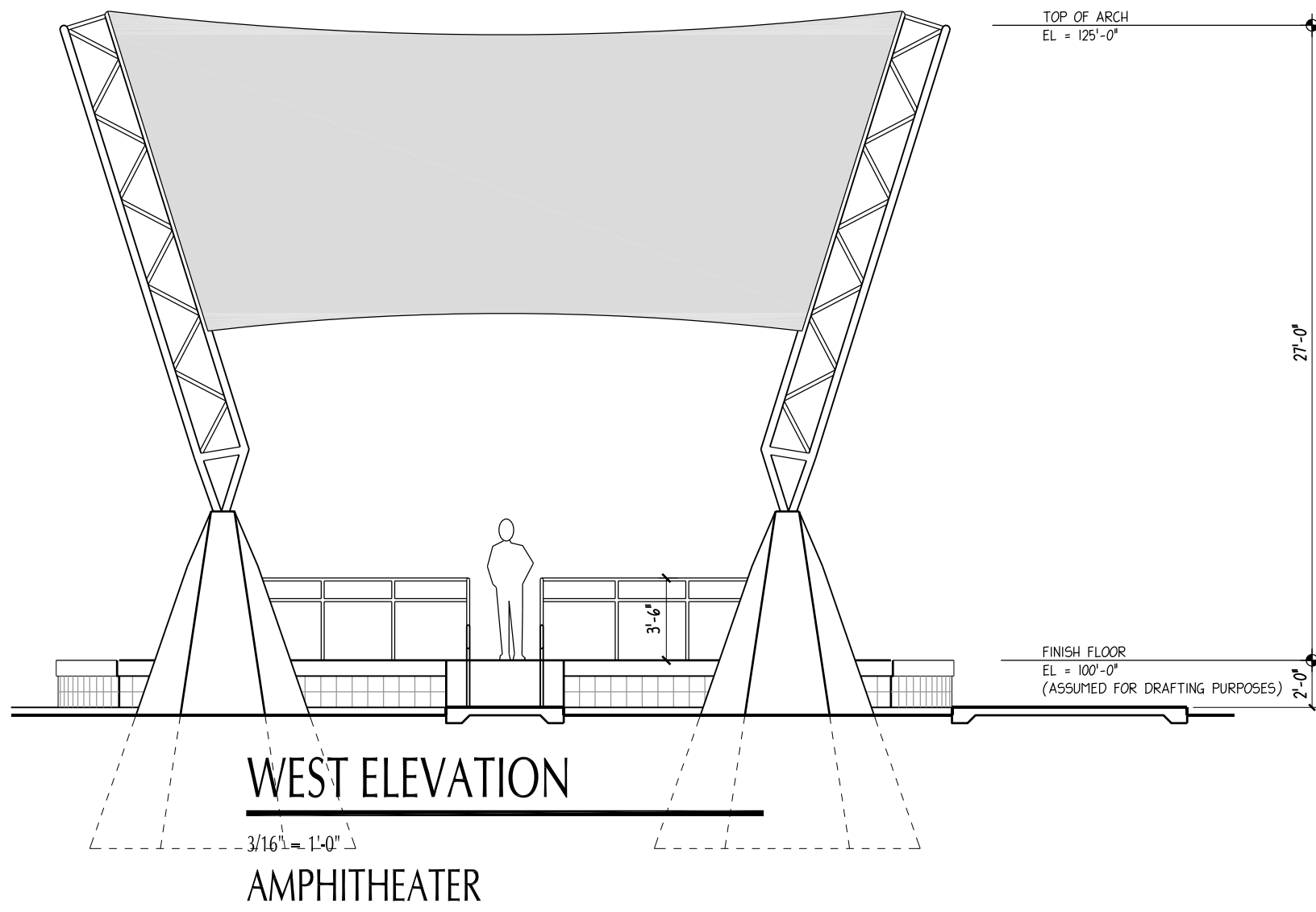
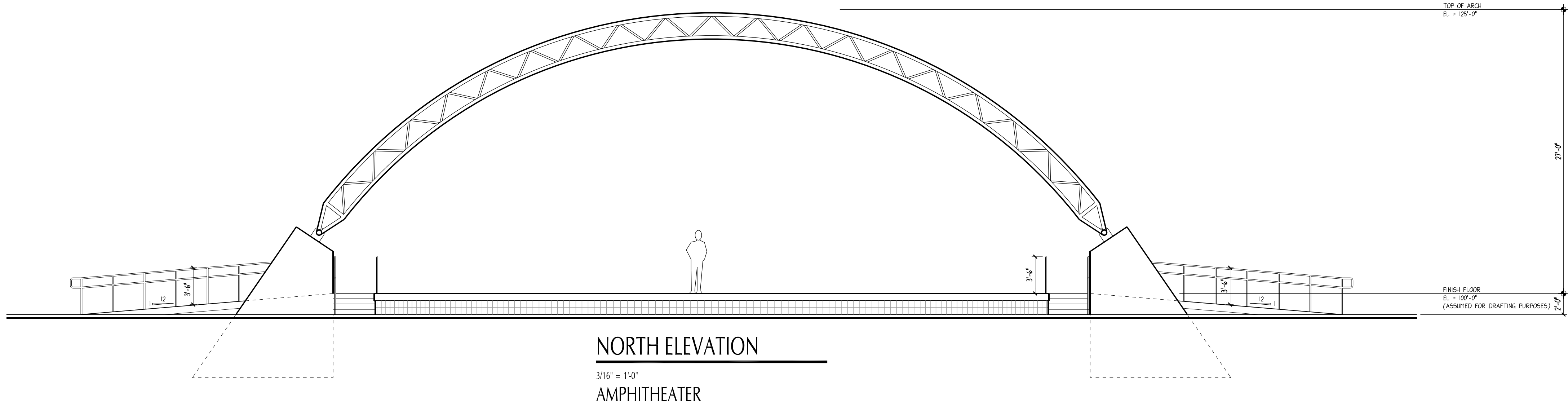
(FOR DRAFTING
PURPOSES ONLY)
NORTH


$$3/16'' = 1'-0''$$

(FOR DRAFTING PURPOSES ONLY)
NORTH

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SHEET NO.

A.11

ARCHITECT'S SEAL

DATE:

REVISIONS
ITEM:

CITY OF ALACHUA
LEGACY PARK IMPROVEMENTS
ALACHUA, FLORIDA

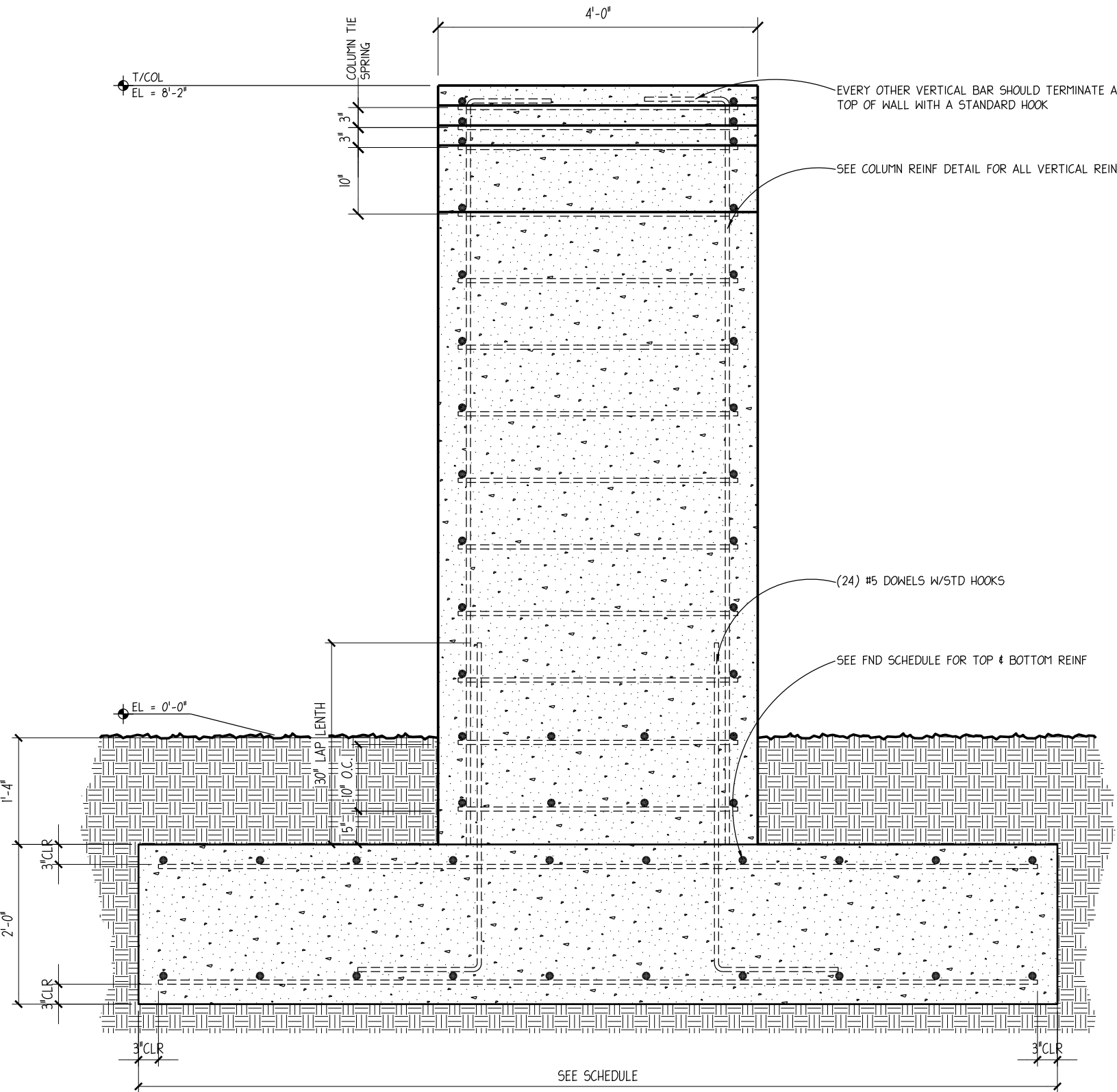
PAUL STRESING ASSOCIATES, INC.
14517 MAN STRESING
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DRAWN BY:
JAY END
DATE:
2018
PROPOSAL NO.
17271

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CONCRETE COLUMN DETAIL

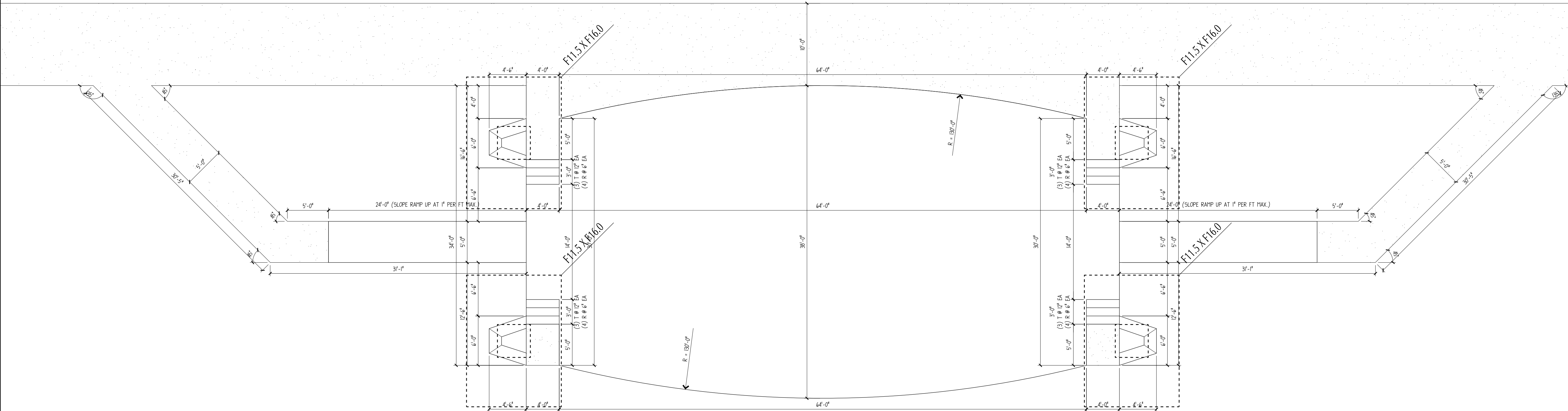
3/4" = 1'-0"

1
S.1

FOUNDATION PLAN

3/16" = 1'-0"

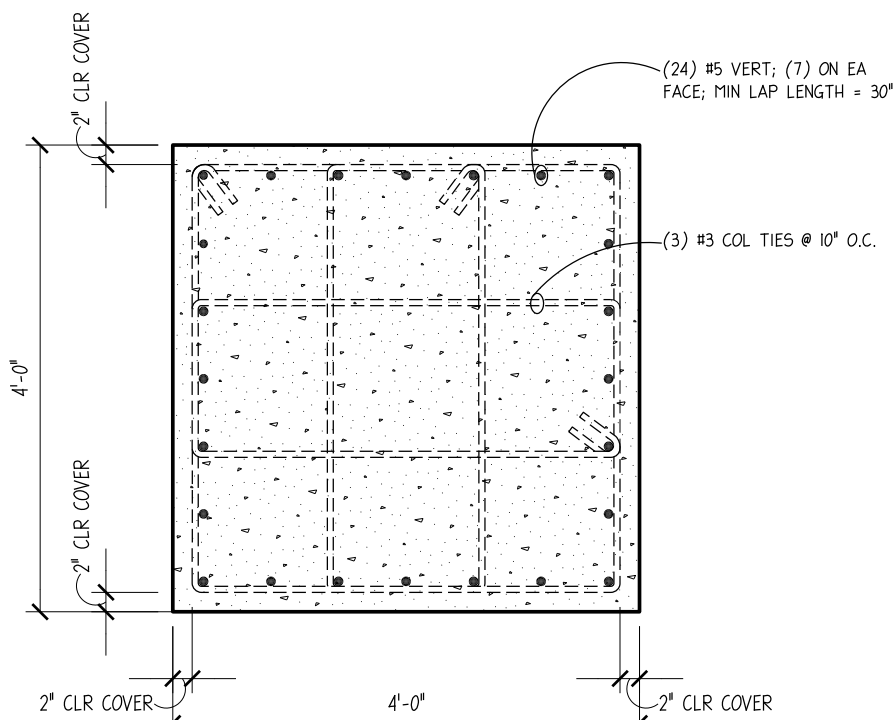
AMPHITHEATER



FOOTING SCHEDULE				
FOOTING MARK	FOOTING SIZE		FOOTING REINFORCEMENT	
	T	W x L	BOTTOM	TOP
F11.5 x F16.0	2'-0"	11'-4" x 16'-0"	(10) #6 LONGHAYS (16) #6 SHORTHAYS	(10) #6 LONGHAYS (16) #6 SHORTHAYS

FOOTING SCHEDULE

2
S.1



PIER REINFORCEMENT DETAIL

3/4" = 1'-0"

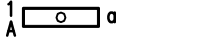
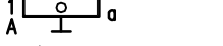
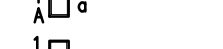
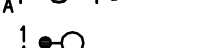
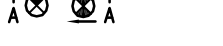
3
S.1

NOTE: THIS DRAWING HAS BEEN SCALED DOWN TO FIT INTO A 36"X24" FORMAT AND IS NOT TO SCALE

- | | |
|---|--|
|  | WALL MOUNTED TELEPHONE OUTLET.
UON CENTERLINE MOUNTED 18" AFF |
|  | WALL MOUNTED DATA COMMUNICATION OUTLET.
UON CENTERLINE MOUNTED 18" AFF |
|  | FLOOR MOUNTED COMMUNICATION OUTLET |
|  | POWER/DATA COMMUNICATION POLE AS INDICATED. WITH
(2) 20A 120V DUPLEX RECEPTACLES. |
|  | COMMUNICATION EQUIPMENT RACK, SEE SPECIFICATIONS. |

- PULL STATION. UON CENTERLINE MOUNTED 48" AFF.
- UON CENTERLINE MOUNTED 80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER.
- STROBE. CEILING MOUNTED 80" AFF OR 6" BELOW CEILING WHICHEVER IS LOWER.
- HORN/STROBE. MOUNTED 80" AFF OR 6" BELOW CEILING WHICHEVER IS LOWER.
- CHIME/STROBE. MOUNTED 80" AFF OR 6" BELOW CEILING WHICHEVER IS LOWER.
- HEAT DETECTOR CEILING MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- DUCT MOUNTED SMOKE DETECTOR
- FIRE ALARM CONTROL PANEL
- UON MOUNT TOP OF ENCLOSURE 82" AFF.
- FIRE ALARM POWER SUPPLY
- UON MOUNT TOP OF ENCLOSURE 72" AFF.
- FIRE ALARM SYSTEM REMOTE ANNUNCIATOR
- UON MOUNT TOP OF ENCLOSURE 68" AFF.
- FLOW SWITCH
- TAMPER SWITCH
- SHUT-DOWN RELAY
- MAGNETIC DOOR HOLDER
- REMOTE ALARM INDICATOR WITH TEST SWITCH. FLOW SWITCH. REMOTE MOUNTED. (WALL MOUNTED, CENTER LINE 48" AFF IN MECHANICAL ROOMS).
- HALON CONTROL PANEL
- UON MOUNT TOP OF ENCLOSURE 66" AFF
- FIRE ALARM TRANSDUCER
- UON MOUNT TOP OF ENCLOSURE 66" AFF
- FIRE SERVICE JACK
- UON CENTERLINE MOUNTED 48" AFF
- FIRE SERVICE HANDSET
- UON CENTERLINE MOUNTED 48" AFF
- FIRE DAMPER (FURNISHED UNDER DIV. 15.)
- SMOKE DAMPER (FURNISHED UNDER DIV. 15.)
- FIRE SMOKE DAMPER. (FURNISHED UNDER DIV. 15.)

- | | |
|---|--|
| | HOMERUN TO PANEL INDICATED (CONCEALED). MINIMUM 3/4". UNLESS OTHERWISE NOTED PROVIDE #12 CONDUCTORS AS REQUIRED BY NUMBER OF CIRCUITS SHOWN. INCLUDE #12 GROUND AND #12 NEUTRAL CONDUCTORS. FOR HOMERUNS EXCEEDING 100' IN LENGTH PROVIDE #10 CONDUCTORS IN LIEU OF #12 AS INDICATED ABOVE. THERE SHALL BE A MAXIMUM OF 3 BRANCH CIRCUITS PER HOMERUN (AS INDICATED ON PLANS). TEXT SHOWN BY HOMERUN INDICATES PANELBOARD DESIGNATION AND CIRCUIT NUMBER(S). |
|  | CONDUIT CONCEALED IN WALL OR ABOVE CEILING SPACE. UNLESS OTHERWISE NOTED PROVIDE #12 CONDUCTORS AS REQUIRED BY NUMBER OF CIRCUITS SHOWN. INCLUDE #12 GROUND AND #12 NEUTRAL. MINIMUM 1/2". |
|  | UNDERGROUND CONDUIT OR BELOW SLAB. UNLESS OTHERWISE NOTED PROVIDE #12 CONDUCTORS AS REQUIRED BY NUMBER OF CIRCUITS SHOWN. INCLUDE #12 GROUND AND #12 NEUTRAL. MINIMUM 3/4". |
|  | EXISTING CONDUIT. AS INDICATED. |
|  | UNDERGROUND POWER DUCT BANK. AS INDICATED. |
|  | UNDERGROUND COMMUNICATIONS DUCT BANK. AS INDICATED. |
|  | OVERHEAD LINE. AS INDICATED. |
|  | MANHOLE. SEE SPECIFICATIONS. |
|  | HAND HOLE. SEE SPECIFICATIONS. |
|  | CEILING OR WALL MOUNTED JUNCTION BOX. UON SIZE AS REQUIRED BY NEC. |
|  | FLOOR MOUNTED JUNCTION BOX. UON SIZE AS REQUIRED BY NEC. |
|  | MOTOR. AS INDICATED. |
|  | TRANSIENT VOLTAGE SURGE SUPPRESSION AS INDICATED |
|  | SINGLE PUSHBUTTON. UON CENTERLINE MOUNTED 48" AFF |
|  | PUSH PLATE. UON CENTERLINE MOUNTED 48" AFF |
|  | 480/277V, PANELBOARD. |
|  | 208/120V, PANELBOARD. |
|  | 208/120V, DISTRIBUTION PANELBOARD. |
|  | 480/277V, DISTRIBUTION PANELBOARD. |
|  | MISCELLANEOUS PANELBOARD. AS INDICATED. |
|  | DRY TYPE TRANSFORMER. AS INDICATED. |
|  | HEAVY DUTY DISCONNECT SWITCH. NON FUSIBLE. SEE SPECIFICATIONS. UON MOUNT OF ENCLOSURE 66" AFF. |
|  | HEAVY DUTY FUSIBLE DISCONNECT SWITCH. FUSED AS INDICATED ON PLANS. SEE SPECIFICATIONS. UON MOUNT OF ENCLOSURE 66" AFF. |
|  | HEAVY DUTY FUSIBLE COMBINATION STARTER/DISCONNECT SWITCH. SEE SPECIFICATIONS. UON MOUNT TOP OF ENCLOSURE 66" AFF. |
|  | MAGNETIC MOTOR STARTER. UON MOUNT TOP OF ENCLOSURE 66" AFF. SEE SPECIFICATIONS. |
|  | VARIABLE FREQUENCY DRIVE AS INDICATED. UON MOUNT TOP OF ENCLOSURE 72" AFF |
|  | ENCLOSED CIRCUIT BREAKER. AS INDICATED. |
|  | SINGLE RECEPTACLE. 20A 120V UON CENTERLINE MOUNTED 18" AFF |
|  | DUPLEX RECEPTACLE. 20A 120V UON CENTERLINE MOUNTED 18" AFF |
|  | DUPLEX RECEPTACLE. 20A 120V UON CENTERLINE MOUNTED 42" AFF |
|  | 50A 1x 240V RECEPTACLE. UON CENTERLINE MOUNTED 18" AFF |
|  | DOUBLE DUPLEX RECEPTACLE OUTLET. 20A 120V UON CENTERLINE MOUNTED 18" AFF. |
|  | DOUBLE DUPLEX RECEPTACLE OUTLET. 20A 120V UON CENTERLINE MOUNTED 42" AFF. |
|  | SPLIT RECEPTACLE. 20A 120V UON CENTERLINE MOUNTED 18" AFF |
|  | CONTROLLED DUPLEX RECEPTACLE. 20A 120V UON CENTERLINE MOUNTED 18" AFF |
|  | CONTROLLED QUAD RECEPTACLE OUTLET. 20A 120V UON CENTERLINE MOUNTED 18" AFF. |
|  | CONTROLLED DUPLEX RECEPTACLE OUTLET. 20A 120V UON CENTERLINE MOUNTED 42" AFF |
|  | CONTROLLED QUAD RECEPTACLE OUTLET. 20A 120V UON CENTERLINE MOUNTED 42" AFF. |
|  | CEILING MOUNTED POWER PACK FOR RECEPTABLES. SEE SPECIFICATIONS |
|  | CEILING MOUNTED LOW VOLTAGE OCCUPANCY SENSOR. SEE SPECIFICATIONS |
|  | SPECIAL RECEPTACLE, AS INDICATED. UON MOUNT TOP OF ENCLOSURE 66" AFF. |
|  | FLOOR MOUNTED DUPLEX RECEPTACLE. |
|  | FLOOR MOUNTED DOUBLE DUPLEX RECEPTACLE. |
|  | FLOOR MOUNTED COMBINATION (20A 120V) DUPLEX RECEPTACLE/DATA COMMUNICATION OUTLET. |
| | FLOOR MOUNTED COMBINATION (20A 120V) DOUBLE DUPLEX RECEPTACLE/DATA COMMUNICATION OUTLET. |
| | MULTI UTILITY STRIP OR POWER/DATA COMMUNICATION RACKWAY AS INDICATED. |
| | BUSWAY. SEE SPECIFICATIONS. |
| | DUCT HEATER. (FURNISHED UNDER DIV. 15). (WIRED UNDER DIVISION 16). |
| | MOTOR STARTING SWITCH - UON CENTERLINE MOUNTED 48" AFF |

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|---|--|
|  | CEILING MTD. 2'x4' LIGHT FIXTURE (SEE SCHEDULE) |
|  | CEILING MOUNTED 2'x2' LIGHT FIXTURE (SEE SCHEDULE) |
|  | CEILING MOUNTED LIGHT FIXTURE (SEE SCHEDULE) |
|  | WALL MOUNTED LIGHT FIXTURE (SEE SCHEDULE) |
|  | CEILING MOUNTED LIGHT FIXTURE (SEE SCHEDULE) |
|  | WALL MOUNTED LIGHT FIXTURE (SEE SCHEDULE) |
|  | CEILING MOUNTED LIGHT FIXTURE (SEE SCHEDULE) |
|  | WALL MOUNTED LIGHT FIXTURE (SEE SCHEDULE) |
|  | FLUORESCENT STRIP (SEE SCHEDULE) |
|  | POLE MOUNTED LUMINAIRE (SEE SCHEDULE) |
|  | 2 HEAD POLE MOUNTED LIGHT FIXTURE (SEE SCHEDULE) |
|  | 3 HEAD POLE MOUNTED LIGHT FIXTURE (SEE SCHEDULE) |
|  | 4 HEAD POLE MOUNTED LIGHT FIXTURE (SEE SCHEDULE) |
|  | EXIT SIGN, SINGLE OR DOUBLE FACE (SEE SCHEDULE) |
|  | EMERGENCY LIGHTING FIXTURE WITH BATTERY BACK-UP (SEE SCHEDULE) |
|  | TRACK LIGHT, NUMBER OF HEADS AS SHOWN (SEE SCHEDULE). |

- | | |
|---|---|
| W | SINGLE POLE SWITCH 20A 120/277V UON CENTERLINE MOUNTED 48" AFF |
| K | K: KEY TYPE: M: MOTOR RATED |
| S | THREE WAY 20A 120/277V SWITCH - UON CENTERLINE MOUNTED 48" AFF |
| S | FOUR WAY WALL MOUNTED SWITCH - UON CENTERLINE MOUNTED 48" AFF |
| S | DIMMER SWITCH - UON CENTERLINE MOUNTED 48" AFF |
| T | TIME SWITCH AS INDICATED, UON MOUNT TOP OF ENCLOSURE 66" AFF |
| C | CEILING MOUNTED DAYLIGHT DIMMING OCCUPANCY SENSOR, SEE SPECIFICATIONS |
| C | CEILING MOUNTED OCCUPANCY SENSOR, SEE SPECIFICATIONS |
| W | WALL MOUNTED OCCUPANCY SENSOR, UON CENTERLINE MOUNTED 48" AFF
SEE SPECIFICATIONS. |
| W | WALL MOUNTED DIMMING OCCUPANCY SENSOR/MANUAL
DAYLIGHT DIMMING CONTROL, UON CENTERLINE MOUNTED 48"
SEE SPECIFICATIONS. |

-  WALL MOUNTED CLOCK. UON CENTERLINE MOUNTED 84" AFF.
-  INTERCOM WALL MOUNTED SPEAKER. UON CENTERLINE MOUNTED 84" AFF.
-  INTERCOM CEILING MOUNTED SPEAKER.
-  INTERCOM WALL MOUNTED MICROPHONE. UON CENTERLINE MOUNTED 18" AFF.
-  FLOOR MOUNTED MICROPHONE.
-  TV OUTLET. UON CENTERLINE MOUNTED 18" AFF.
-  INTERCOM VOLUME CONTROL. UON CENTERLINE MOUNTED 48" AFF.
-  WALL MOUNTED HORN/SPEAKER. UON CENTERLINE MOUNTED 84" AFF.
-  INTERCOM AMPLIFIER
-  INTERCOM CALL STATION. UON CENTERLINE MOUNTED 48" AFF.

1. TEXT SHOWS ON PLANS ADJACENT TO LIGHTING FIXTURES SHALL DENOTE THE FOLLOWING:
- LOWVOLTAGE LETTER (BY FIXTURE OR SWITCH) INDICATES LIGHT SWITCH CONTROL. UPPERCASE LETTER INDICATES FIXTURE TYPE. NUMERICAL INDICATES BRANCH CIRCUIT NUMBER.
2. SHADDED LIGHTING FIXTURE SYMBOLS THAT APPEAR ON PLANS INDICATE EMERGENCY LIGHTING FIXTURES AND SHALL BE INTERPRETTED AS FOLLOWS:
- LIFE SAFETY BRANCH CIRCUIT:
- CRITICAL BRANCH CIRCUIT:
- EMERGENCY LIGHT FIXTURE
WITH BATTERY BACK UP:
- (THE ABOVE SHALL APPLY TO ALL LIGHTING FIXTURE SYMBOLS SHOWN ON LEGEND).
3. NUMERALS SHOWN ON PLANS ADJACENT TO WIRING DEVICES INDICATE BRANCH CIRCUIT NUMBER(S).
4. STANDARD SYMBOLS SHOWN ON LEGEND MAY NOT ALL APPEAR ON PLANS. WHERE SYMBOL APPEARS ON PLANS FURNISH AND INSTALL AS SPECIFIED.
5. ALL STANDARD SYMBOLS ON LEGEND THAT APPEAR ON PLANS WITH HIDDEN LINES SHALL BE EXISTING TO REMAIN. (FOR REFERENCE ONLY). EXISTING SYMBOLS (AS DESCRIBED ABOVE) THAT APPEAR ON PLANS WITH AN ADJACENT ASSOCIATION SHALL BE INTERPRETTED AS FOLLOWS:
- E = EXISTING TO REMAIN.
- D = EXISTING TO BE REMOVED. CONTRACTOR SHALL REMOVE DEVICE AND/OR EQUIPMENT AND OTHERWISE NOTED REMOVE ALL UNUSED CONDUIT AND WIRING.
- RL = EXISTING TO BE RELOCATED (SHOWN AT EXISTING LOCATION ON DEMOLITION PLAN).
- REFER TO INSTALLATION INSTRUCTIONS FOR NEW LOCATION. CONTRACTOR SHALL EXTEND WIRING TO NEW LOCATION AND RECONNECT.

THESE ARE STANDARD SYMBOLS AND GENERAL NOTES AND MAY NOT ALL APPEAR ON THE PROJECT DRAWINGS; HOWEVER WHEREVER THE SYMBOL APPEARS ON THE PROJECT DRAWINGS, THE ITEM SHALL BE PROVIDED AND INSTALLED.

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH:
 NFPA 1, UNIFORM FIRE CODE, FL. EDITION
 NFPA 20, 2013 FIRE PUMP AND MOTOR CODE
 NFPA 70, 2014 NATIONAL ELECTRICAL CODE
 NFPA 72, 2013 LIFE ALARM & SIGNALING
 NFPA 99, 2015 HEALTH CARE FACILITIES
 NFPA 101, 2015 LIFE SAFETY CODE, FL EDITION
 NFPA 110, 2015 EMERGENCY & STAND-BY SYSTEMS
 NFPA 720, 2015 CARBON MONOXIDE DETECTION
 NFPA 760, 2014 LIGHTNING PROTECTION
 NFPA 2001, 2015 CLEAN AGENTS
 2017 6TH EDITION FLORIDA BUILDING CODE
2. ALL WIRING SHALL BE COPPER TYPE THIN/THIN. SOLE FOR #10 AND SMALLER, STRANDED FOR ALL CONDUCTORS #8 AND LARGER. ALUMINUM AS ALLOWED BY CODE.
3. UNLESS OTHERWISE NOTED ALL CABLES AND CONDUCTORS SHALL BE INSTALLED (CONCEALED WHERE POSSIBLE) IN AN APPROVED RACEWAY, AS FOLLOWS:
 INTERIOR (CONCEALED OR EXPOSED)
 a) EMT, SECT. SECT WIRE TYPE FITTINGS OR COMPRESSION TYPE FITTINGS IN DAMP LOCATIONS.
 b) FLEXIBLE CONDUIT MINIMUM 6" (LENGTH).
 FLEXIBLE METAL CONDUIT SHALL BE USED FOR ALL FINAL CONNECTIONS TO MOTORS, LIGHTING FIXTURES AND OTHER VIBRATING EQUIPMENT.
 ALL INTERIOR CONDUITS SHALL BE CONCEALED EXCEPT IN ELECTRICAL AND MECHANICAL ROOMS.
 INTERIOR (CONCEALED OR EXPOSED)
 a) RIGID GALVANIZED CONDUIT OR INTERMEDIATE METAL CONDUIT, (THREADED FITTINGS AS MANUFACTURED BY CONDUIT MANUFACTURER).
 b) FLEXIBLE LIQUIDTIGHT CONDUIT SHALL BE USED FOR ALL FINAL CONNECTIONS TO MOTORS AND OTHER VIBRATING EQUIPMENT.
 ALL RACEWAYS SHALL BE INSTALLED PERPENDICULAR AND PARALLEL LIKE MAJOR STRUCTURAL ELEMENTS AND IN A NEAT AND WORKMAN LIKE MANNER.
 EXTERIOR (UNDERGROUND):
 d) SCHEDULE 40 PVC.
4. DISCONNECTING MEANS SHALL BE OF THE HEAVY-DUTY TYPE, UNLESS OTHERWISE INDICATED PROVIDE NEMA 1 ENCLOSURE.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL MATERIALS INDICATED TO BE REMOVED AS PART OF DEMOLITION WORK OF THIS PROJECT.
 CONTRACTOR SHALL CLEAN EACH AREA WHERE WORK IS PERFORMED ON A DAILY BASIS.
6. ALL CUTTING AND PATCHING SHALL BE RESTORED TO MATCH EXISTING SURFACE AND FINISH. ALL CUTTING AND PATCHING SHALL BE RESTORED PER PARTITION RAILINGS OR FLOORS CONTRACTOR SHALL PATCH USING MATERIALS OF AN EQUIVALENT FIRE RATING.
7. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEW OR EXISTING WALLS, FLOOR, FURNITURE, ETC. AND SHALL REPLACE ANY DAMAGED ITEM WITHOUT ADDITIONAL CHARGE. CONTRACTOR SHALL TEMPORARY COVERS TO AVOID SPREAD OF DUST AND CONSTRUCTION DEBRIS.
8. UPON COMPLETION OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL TEST ALL NEW EQUIPMENT, DEVICES, ETC. FOR PROPER OPERATION. REPLACE MALFUNCTIONING UNITS AND RE-TEST TO FULLY REQUIREMENTS.
9. PANELBOARDS SHALL BE ACCURATELY LABELED TO IDENTIFY FINAL CIRCUIT NUMBERS UTILIZED, THEIR LOAD AND LOCATION.
10. ELECTRICAL INSTALLATION SHALL BE CLOSELY COORDINATED WITH ALL OTHER WORK. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH IL-TIMED INSTALLATION INCLUDING ANY ASSOCIATED REPAIRS OR REPLACEMENTS.
11. "PROVIDE" SHALL MEAN "FURNISH AND INSTALL".
12. LIGHTING TOGGLE SWITCHES SHALL BE 20 AMP, SPEED/OPERATION GRADE. TOGGLE TYPE SWITCHES SHALL BE USED FOR ALL OPERATING DEVICES. ALL ADJACENT TOGGLE SWITCHES SHALL BE GANGED IN ONE COMMON CIRCUIT/BOX. LOCATIONS AND HEIGHTS SHALL BE COORDINATED WITH DOOR SWINGS AND COUNTER HEIGHTS.
13. DUPLEX AND DOUBLE DUPLEX RECEPTABLES SHALL BE 20 AMP, 125 VOLT RATED, SPECIFICATION GRADE. ALL RECEPTABLES SHALL HAVE A GREEN GROUNDING SCREW TERMINAL AND A SELF GROUNDING CLIP. ALL RECEPTABLES SHALL BE WHITE, BRAND PER DEVICES THIS SHEET.
 EXACT LOCATIONS AND HEIGHTS SHALL BE COORDINATED WITH THE COUNTER HEIGHTS AND ALL LOCATIONS SHALL BE VERIFIED WITH THE OWNER PRIOR TO ROUGH-IN.
 GFCI TYPE RECEPTABLES SHALL BE 20 AMP 125V, NON FEED-THRU TYPE.
14. PANELBOARDS SHALL BE EQUIPPED WITH COPPER BUS, 98% CONDUCTIVITY, CIRCUIT BREAKERS SHALL BE OF THE BOLT-ON TYPE, CIRCUITS CONNECTED TO IT. RATINGS SHALL BE ACCEPTED. ALL CIRCUITS SHALL BE IDENTIFIED BY US. SERIES CONNECTED RATING DATA AVAILABLE MANUFACTURERS SHALL BE: SQUARE D, CUTLER HAMMER AND GE.
15. SUPPORTING DEVICES
 a) PANEL LOCATIONS AND OUTDOORS: HOT DIP GALVANIZED MATERIALS, U CHANNEL SYSTEM COMPONENTS.
 b) DRY LOCATION, STEEL MATERIALS.
 c) STRENGTH OF SUPPORT DEVICES: ADEQUATE TO CARRY THE LOAD TIMES A SAFETY FACTOR OF FOUR; MINIMUM 200-LB DESIGN LOAD.
16. ELECTRICAL IDENTIFICATION
 ENGRAVED IDENTIFICATION LABELS INSTAL ON EACH UNIT OF EQUIPMENT. THIS INCLUDES POWER, LIGHTING AND ALL SYSTEMS.
 USE THE FOLLOWING COLORS FOR SERVICE, FEEDERS AND BRANCH CIRCUITS:
 1. 220/208V PHASE A: BLACK PHASE B: WHITE PHASE C: YELLOW
 2. 277/480V PHASE A: YELLOW, PHASE B: BROWN, PHASE C: ORANGE
17. TEMPORARY ELECTRICAL SERVICE
 COST OR USE CHARGES FOR TEMPORARY FACILITIES ARE NOT CHARGEABLE TO THE OWNER, ARCHITECT OR ENGINEER.
 PROVIDE RECESSED OUTLETS ADEQUATE FOR CONNECTION OF POWER TOOLS AND EQUIPMENT.
 PROVIDE TEMPORARY LIGHTING WITH LOCAL SWITCHING THAT PROVIDES ADEQUATE ILLUMINATION FOR CONSTRUCTION OPERATION AND TRAFFIC CONDITIONS.
18. FIRE ALARM SYSTEM DESIGN FOR A FIRE ALARM CONTROL PANEL, OF MODULAR, POWER LIMITED DESIGN WITH ELECTRONIC MODULES, UL 864 LISTED. ADDRESSABLE. THE FOLLOWING DESIGN SHALL BE USED:
 1. SMOKE SENSORS SHALL ADDITIONALLY COMMUNICATE SENSITIVITY SETTING AND ADJUSTMENT.
 2. TEMPERATURE SENSORS SHALL ADDITIONALLY TEST FOR AND COMMUNICATE THE SENSITIVITY RANGE OF THE DEVICE.
 THE SYSTEM SHALL CONTROL AND MONITOR CIRCUITS FOR OPERATION OF MECHANICAL EQUIPMENT. SMOKE ALARM VERIFICATION SHALL INITIATE AUDIBLE AND VISIBLE INDICATION OF AN "ALARM VERIFICATION" SIGNAL AT FCP. ACTIVATE A LISTED AND APPROVED "SOUND CUE" SEQUENCE. THE FCP AND THE DETECTOR. SOUND GENERAL ALARM IF THE ALARM IS VERIFIED, AND CANCEL FCP INDICATION AND SYSTEM RESET IF THE ALARM IS NOT VERIFIED.
- MANUFACTURER OF FCP AND RECEPTABLES:
 1. HONEYWELL-GAMEWELL
 S3 SERIES CONTROL PANEL
- FUNCTIONALITY PERFORMANCE: UNIT RECEIVES AN ALARM, SUPERSEDES, OR TROUBLE SIGNAL FROM THE FCP, AND AUTOMATICALLY CAPTURES ONE OR TWO TELEPHONE LINES AND DIALS A PRESET NUMBER FOR A REMOTE CENTRAL STATION.
19. VOICE AND DATA SYSTEM SHALL BE CAT 6 10/100/1000-AMP AND 568-B LISTED, CABLE BY BELFON, BERKELEY OR APPROVED EQUIV. SCHEDULE 40, RACEWAYS, PARTNERSHIPS AND FACEPLATES-OUTLETS AS SHOWN ON DRAWINGS AND DETAILS.
20. CABLE AND INSTRUMENTAL TV SYSTEM SHALL BE BY DUKANE, TET-NET OR APPROVED EQUIV. WITH RF COMPONENTS BY BLONDER-NUGRO OR APPROVED EQUIV. PROVIDING A MIN. SIGNAL LEVEL OF 100 DECIBEL MILLIWATTS AND A TERMINAL ISOLATION OF 20 DECIBELS AT THE END OF THE LINE.

1. CONTRACTOR SHALL BE QUALIFIED TO PERFORM THE WORK SPECIFIED HEREIN AND BE LICENSED OR LICENSED IN ACCORDANCE WITH THE LOCAL JURISDICTION REQUIREMENTS.
2. CONTRACTOR SHALL PROVIDE FOR AND ACQUIRE ALL NECESSARY PERMITS AND INSPECTIONS AS MAY BE REQUIRED BY THE AUTHORITIES()S HAVING JURISDICTION.
3. INSTALLATION SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPLICABLE CODES IN FORCE OR ADOPTED BY THE AUTHORITIES HAVING JURISDICTION.
4. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR NECESSARY FOR THE INSTALLATION OF A COMPLETE AND FUNCTIONAL, ELECTRICAL SYSTEM MEETING THE INTENDED PURPOSE OF THE PROJECT.
5. THE CONTRACTOR SHALL MAKE A THOROUGH EXAMINATION OF THE SITE CONDITIONS AND CONTRACT DOCUMENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITIES FOR METERING, TRANSFORMER AND SERVICE CONNECTION REQUIREMENTS.
7. CONDUIT SHALL BE INSTALLED CONCEALED OR RECESSED IN A NEAT AND WORKMANLIKE MANNER. ALL CONDUIT SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO BUILDING OR FINISH SURFACES UNLESS OTHERWISE APPROVED BY OWNER. EXPOSED CONDUIT ON EXTERIOR WALLS OF FINISHED WALLS IS PROHIBITED UNLESS OTHERWISE APPROVED BY OWNER.
8. CONDUIT SHALL BE ENT AND FITTINGS SHALL BE STEEL FOR UNDERGROUND AND UNDER SLAB INSTALLATIONS, CONDUIT SHALL BE PVC OR MC W/AN ASPHALTIC OR OTHER APPROVED CORROSION INHIBITING COATING.
9. TO LIMIT WATER INTRUSION, SEAL ALL JOINTS WHERE THE CONDUIT CONNECTS AN INTERIOR CONDUIT BODY TO AN EXTERIOR CONDUIT BODY OR LUMINAIRE.
10. PROVIDE AN INDEPENDENT MEANS OF SUPPORT FOR CONDUIT INSTALLED ABOVE A FINISH SURFACE. THE SUPPORT SHALL BE OF A TYPE THAT DOES NOT DISTURB OTHER EFFECTIVE MEANS. THE CEILING SUPPORT SYSTEM SHALL BE PERMITTED TO SUPPORT CONDUIT ONLY. CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CABLE MANUFACTURER'S INSTRUCTIONS.
11. PROVIDE AN INSULATED THROT FITTING OR PLASTIC BUSING FOR ALL 1" AND LARGER CONDUIT TERMINATIONS IN PANEL DOORS, LOAD CENTERS, WIREWAYS AND DISCONNECT SWITCHES.
12. PROVIDE GROUNDING BUSINERS FOR ANY CONDUIT TERMINATIONS AT ECCENTRIC LOCATIONS TO GROUNDING IN DISCONNECTS, PANELDOORS AND LOAD CENTERS OR WHEN REDUCING WASHERS ARE USED. BOND ALL JUNCTION AND PULL BOXES TO GROUND.
13. ALL WIRE SHALL BE COPPER, THIN, THIN OR XWV. MINIMUM WIRE SIZE SHALL BE 14 AWG. WIRE SIZE TO BE CALCULATED USING THE 100% CUMULATIVE.
14. REFER TO BRANCH CIRCUIT SCHEDULE FOR MAXIMUM LENGTHS OF CONDUIT SIZE FOR HOMERUNS.
15. ALL WIRING DEVICES SHALL BE TERMINATED AT THE SCREW IN A CLOCKWISE DIRECTION. THE PUSH-IN TERMINATIONS SHALL BE USED.
16. VERIFY DOWR SINGS AND BACKSLASH HEIGHTS AT RUGH IN.
17. STAGGER WALL BOXES IN ALL WALLS BY AT LEAST ONE STUD FOR SOUND ATTENUATION. APPLY NECESSARY FIRE PROOFING OR SOUND INSULATION AS REQUIRED OR AS LISTED ON ARCHITECTURAL PLANS.
18. PROVIDE A TYPED PANEL SCHEDULE REFLECTING INSTALLATION CONDITIONS FOR ALL PANELS WITH "NOTES" AND "REMARKS" SECTION TO BE WRITTEN.
19. SUPPORT WIRES FOR ELECTRICAL EQUIPMENT SHALL BE EXTENDED AT BOTH ENDS SO AS TO BE TAUT. INSTALLATION OF ELECTRICAL CABLES AND CONDUIT SHALL BE SUCH THAT UNDULATIONS ARE KEPT TO A MINIMUM.
20. "TYPICAL" NOTES APPLY TO ALL SIMILAR SITUATIONS.
21. PERMANENTLY LABEL ALL JUNCTION BOX COVERS WITH CIRCUITS DESIGNATION (SOURCES, PHASE, ETC.) CONTAINED WITHIN.
22. AT COMPLETION OF PROJECT, PROVIDE OPERATING, INSTALLATION INSTRUCTIONS, AND WARRANTY DOCUMENTS TO THE OWNER FOR ALL INSTALLED EQUIPMENT.
23. ALL ELECTRICAL AND WARRANTY DOCUMENTS SHALL BE BOUND TOGETHER WITH INDEX INDICATING WHERE TO FIND INFORMATION ON THE VARIOUS EQUIPMENT.
24. PROVIDE THE APPROPRIATE FIRE STOP SYSTEM AND/OR FIRE CALK AT ANY PENETRATION BETWEEN DETAIL ASSEMBLIES.
25. CONDUIT TERMINATION AT NEARBY ENCLOSURES SHALL BE WITH MYERS HUBS FOR TOP PENETRATIONS AND LIGHT TIGHT SEALING RINGS OR SEALING LOOKOUTS FOR SIDE PENETRATIONS.
26. ALL END LUMINAIRES, PERMANENTLY MARK EACH FIXTURE WITH TAG #, MANUFACTURER, MODEL NUMBER, DATE OF INSTALLATION, DATE, INSTALLING CONTRACTOR AND LENGTH OF MANUFACTURER'S WARRANTY.
27. COORDINATE INSTALLATION OF RECEPTACLES SHOWN ADJACENT TO MILLWORK WITH ARCHITECTURAL ELEVATIONS SO THEY ARE ACCESSIBLE. LOCATIONS SHOWN ON PANELS ARE COORDINATE.
28. INSTALL ELECTRICAL HARMONIC SUPPRESSING EQUIPMENT, FED AND OTHER EQUIPMENT IN ACCORDANCE WITH THE WEIGHT REQUIREMENTS OF THE EQUIPMENT, FIXTURE, APPLIANCE, ETC.
29. ALL CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS.
30. ALL EXHAUST FANS SHALL BE POWERED FROM NEAREST LIGHTING CIRCUIT IN AREA, AND SHALL HAVE A 20A RATED TWO-POLE DISCONNECT SWITCH IN A CREAM 1 RATED

- E1.0 LEGEND, ABBREVIATIONS AND GENERAL NOTES
E2.0 ELECTRICAL SITE PLAN
E3.0 ELECTRICAL CONCESSION LIGHTING & POWER FLOOR PLANS
E4.0 ELECTRICAL AMPHITHEATER LIGHTING & POWER FLOOR PLANS
E5.0 ELECTRICAL RISER DIAGRAM AND SCHEDULES

- [illegible]

TV = 33 + 33

EACH TV SYMBOL REPRESENTS PROVIDING AND INSTALLING A TERMINATED DATA/COAXIAL AND POWER CONNECTION.

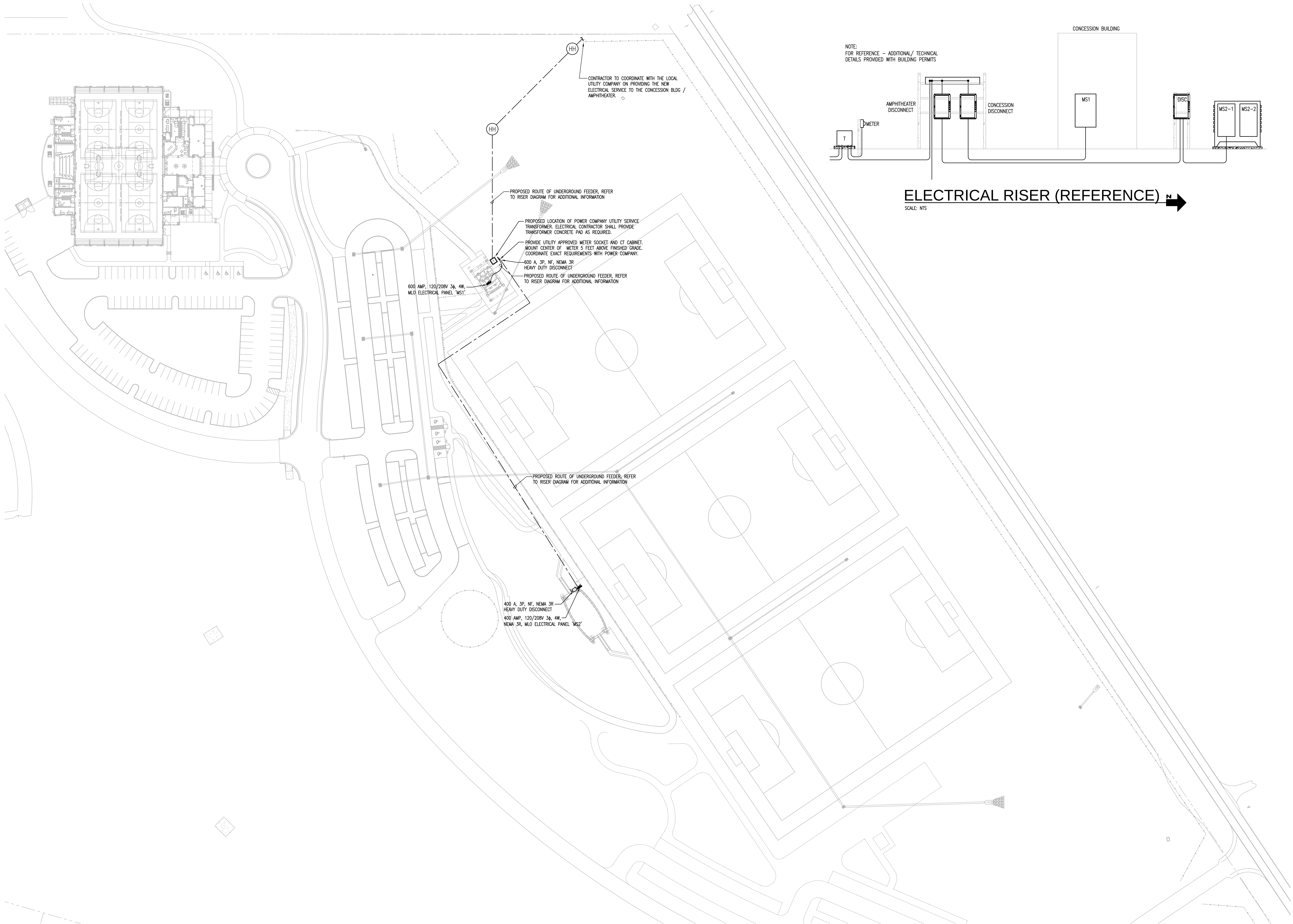
THE DEVICES SHALL BE INSTALLED AT THE HEIGHT PER ARCHITECTURAL.

CONTRACTOR SHALL PROVIDE THE APPROPRIATE BOX AND/OR
FIREPROOFING TO MAINTAIN FIRE RATING OF WALL IF APPLICABLE

- ALL DEVICES ARE WHITE W/PLASTIC COVERS UON.
- ALL SWITCHES & ABOVE COUNTER DEVICES ARE 48" TOE
- ALL RECEPTACLES & DATA OUTLETS ARE 20" TOE
- A DIFFERENT MOUNTING HEIGHT IS 30" TOE
- EXTERIOR RECEPTACLES ARE GFCI AND WEATHER RESISTANT.
- ALL RECEPTACLES SERVICING LOCATIONS ACCESSIBLE TO CHILDREN SHALL BE TAMPER RESISTANT.

- NFPA 1, UNIFORM FIRE CODE, FL EDITION
NFPA 20, 2013 FIRE PUMPS
NFPA 70, 2014 NATIONAL ELECTRICAL CODE
NFPA 72, 2013 FIRE ALARM & SIGNALING
NFPA 101, 2015 LIFE SAFETY CODE, FL EDITION
NFPA 110, 2013 EMERGENCY & STANDBY SYSTEMS
NFPA 720, 2015 CARBON MONOXIDE DETECTION
NFPA 780, 2014 LIGHTNING PROTECTION
NFPA 2001, 2015 CLEAN AGENTS
2017 6TH EDITION FLORIDA BUILDING CODE

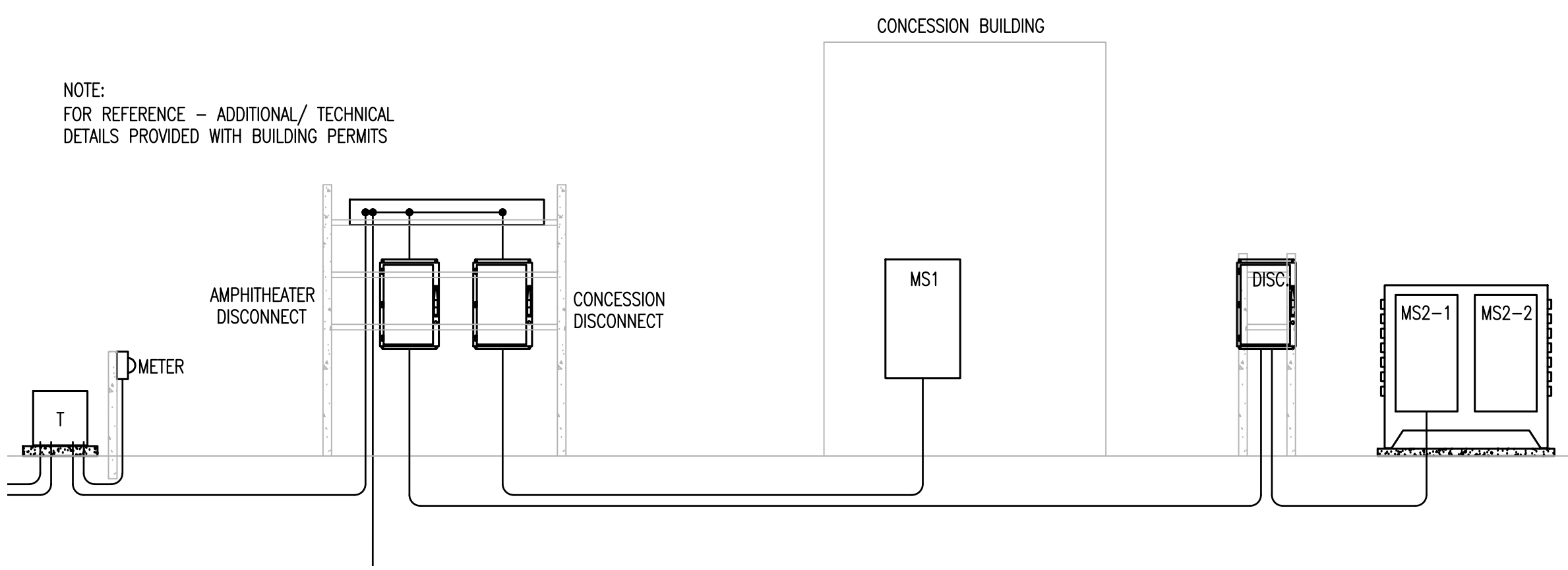
ANY MODIFICATIONS TO THESE PLANS OR RE-USE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT



ELECTRICAL SITE PLAN

SCALE: 1"=50'-0"

NOTE:
FOR REFERENCE - ADDITIONAL/ TECHNICAL
DETAILS PROVIDED WITH BUILDING PERMITS



ELECTRICAL RISER (REFERENCE)

SCALE: NTS



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REVISIONS
DATE: _____
ITEM: _____

ENGINEER'S SEAL
LUIS G. VARGAS JR., P.E.
FL LIC. NO. 52139

SHEET NO.
E2.0

DRAWN BY: MJC /DRB
DATE: 2018
PROPOSAL NO. 1712L

CITY OF ALACHUA
LEGACY PARK IMPROVEMENTS
ALACHUA, FLORIDA

ABV.	ABOVE
AFF	ABOVE FINISHED FLOOR
BOT	BOTTOM
BV	BALL VALVE
CP	CHROME PLATED
CLG	CEILING
CO	CLEANOUT
CW	COLD WATER
DN	DOWN
D	DRAIN
ENH	ELECTRIC WATER HEATER
FCD	FLOOR CLEANOUT
FD	FLOOR DRAIN
FL	FLOOR
GCO	GRADE CLEANOUT
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HB	HOSE BIBB
HW	HOT WATER
INV	INVERT (VERIFY IN FIELD)
MAX	MAXIMUM
MIN	MINIMUM
S	SANITARY
T/MV	THERMOSTATIC MIXING VALVE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VTR	VENT THRU ROOF
VIF	VERIFY IN FIELD
W	WASTE
W/DST	WITH DEEP SEAL TRAP (SVC)
WCO	WALL CLEANOUT
WH	WALL HYDRANT

The diagram illustrates eight different types of plumbing traps, each with a corresponding label:

- WATER CLOSET**: A trap with a long, straight vertical pipe and a horizontal outlet at the top.
- URINAL**: A trap with a vertical pipe and a horizontal outlet at the top, similar to a water closet but with a different internal structure.
- LAVATORY**: A trap with a vertical pipe and a horizontal outlet at the top, featuring a different internal design.
- WALL CLEANOUT**: A trap with a vertical pipe and a horizontal outlet at the top, with a different internal structure.
- FLOOR CLEANOUT**: A trap with a vertical pipe and a horizontal outlet at the top, with a different internal design.
- FLOOR DRAIN WITH TRAP PRIMER CONNECTION AND DEEP SEAL TRAP**: A trap with a vertical pipe and a horizontal outlet at the top, featuring a different internal structure.

NEW SANITARY AND/OR WASTE PIPING

NEW VENT PIPING

NEW COLD WATER PIPING

NEW HOT WATER PIPING

HAMMER ARRESTOR (PDI SIZE INDICATED)

CLEANOUT IN FLOOR

FLOOR DRAIN

WALL CLEANOUT EXPOSED

VALVE IN RISER

DIRECTION OF FLOW

TOP CONNECTION, 45 OR 90 DEG.

BOTTOM CONNECTION, 45 OR 90 DEG.

SIDE CONNECTION

DROP IN PIPING

RISE IN PIPING

BALL VALVE

EXTERIOR WALL HYDRANT IN RECESSED BOX

POINT OF INTERFACE BETWEEN CONTRACTORS

PLUMBING
(SEE CONTRACT)
CMU

THESE ARE STANDARD SYMBOLS AND GENERAL NOTES AND MAY NOT ALL APPEAR ON THE PROJECT DRAWINGS; HOWEVER WHEREVER THE SYMBOL APPEARS ON THE PROJECT DRAWINGS, THE ITEM SHALL BE PROVIDED AND INSTALLED.

	DESCRIPTION	UNIT	QTY	REMARKS	
WC	WATER CLOSET: AMERICAN STANDARD MADERA FLOWISE 3451.001 FLOOR MOUNTED ELONGATED BOWL, VITREOUS CHINA, 12" ROUGH FLUSH VALVE, SLOAN OPTIMA SMOOTH MODEL 111-1.6 GPF SIDE MOUNTED BATTERY OPERATED NON-DAPHRAGM PISTON FLUSH SENSOR SHIP BE INSTALLED ON WIDE SIDE OF TOILET ROOM SEAT, REIMS MODEL J1555E, COMMERCIAL, SOLID ELONGATED PLASTIC OPEN FRONT WITH COVER COVER BY ARCHITECT	1"	3"	2"	
WC	WATER CLOSET: AMERICAN STANDARD MADERA FLOWISE 3451.001 FLOOR MOUNTED ELONGATED BOWL, VITREOUS CHINA, 12" ROUGH FLUSH VALVE, SLOAN OPTIMA SMOOTH MODEL 111-1.6 GPF SIDE MOUNTED BATTERY OPERATED NON-DAPHRAGM SENSOR SHIP BE INSTALLED ON WIDE SIDE OF TOILET ROOM SEAT, REIMS MODEL J1555E, COMMERCIAL, SOLID ELONGATED PLASTIC OPEN FRONT WITH COVER COVER BY ARCHITECT	1"	-	3"	2"
UR	URINAL: AMERICAN STANDARD THIMBROOK 5561.017, Siphon Jet Flush Action, Wall Mounted, Top Spillo, Vitreous China, Low Consumption (1.0 GPF) Flush Valve, Sloan Optima Smooth Model 166-1.0 GPF Side Mounted Battery Operated Non-Daphragm Piston Flush Install Lip at 24" High Above Finished Floor Carrier: Zurn Z1222 with Lower Bearing Plate Refer to Architectural Drawing for Mounting Heights	3/4"	-	2"	2"
UR	URINAL: AMERICAN STANDARD THIMBROOK 5561.017, Siphon Jet Flush Action, Wall Mounted, Top Spillo, Vitreous China, Low Consumption (1.0 GPF) Flush Valve, Sloan Optima Smooth Model 166-1.0 GPF Side Mounted Battery Operated Non-Daphragm Piston Flush Install Lip at 17" High Above Finished Floor Carrier: Zurn Z1222 with Lower Bearing Plate Refer to Architectural Drawing for Mounting Heights	3/4"	-	2"	2"
LA	LAVATORY: AMERICAN STANDARD LUCERN 0555.012 Wall Mounted Vitreous China 20" x 16" Vitreous China, 4" Centers, Front Overflow, Faucet: Sloan Optima Flush EBF-650, Battery Powered, with Grid Drain and Tailpiece Trap: Zurn 1-1/4" x 1-1/2" Chrome Plated 17 Gauge P Trap with Cleanout Supplies: Brasscraft 1/2" x 3/8" x 12" Chrome Plated Lead Free Flexible Supplies and Loose Key Stops Carrier: Zurn Z1231 Concealed Arm Carrier	1/2"	1/2"	2"	2"
LA	LAVATORY: AMERICAN STANDARD LUCERN 0555.012 Wall Mounted Vitreous China 20" x 16" Vitreous China, 4" Centers, Front Overflow, Faucet: Sloan Optima Flush EBF-650, Battery Powered, with Grid Drain and Tailpiece Trap: Zurn 1-1/4" x 1-1/2" Chrome Plated 17 Gauge P Trap with Cleanout Supplies: Brasscraft 1/2" x 3/8" x 12" Chrome Plated Lead Free Flexible Supplies and Loose Key Stops Carrier: Zurn Z1231 Concealed Arm Carrier Insulate Waste and Water Supplies Below Lavatory with Tefurepo Pipe Insulation	1/2"	1/2"	2"	2"
MS	MOP SINK: FLOOR MOUNTED, 24" x 24" ONE PIECE STRUCTURAL FIBERGLASS, FAT WITH STRAINER, MUD IN DRAIN FACET: T & B-8666-8301, FIBERGLASS SINK FAUCET WITH VACUUM BREAKER ACCESSORIES: 1/2" MOP HOLDER FAT: HOSE HOLDER NO SINK SPLASHES, STAINLESS STEEL SPLASH GUARDS AT EACH WALL CONTACTING MOP SINK	1/2"	1/2"	3"	2"
ENC	EXTERIOR ELECTRIC WATER COOLER: ELWAY VCR10883C B-E LEVEL HEAVY DUTY WALL MOUNTED, ALL STAINLESS STEEL, FURNISHED COMPLETELY WITH GLASS, RESISTANT BUBBLER, FULLY ASSEMBLED PUMP-PUSH BUTTON. INSTALL WITH VACUUM-RESISTANT WITH ELWAY COVER PLATE PLUMB STANDARD HEIGHT. ZURN 1-1/4" x 1-1/4" 17 GAUGE BRASS P-TAP WITH TUBULAR WALL BEND ZURN 1/2" x 1/2" 1/2" CHROME PLATED SLOD SUPPLY WITH WHEEL HANDLE STOP ZURN 1-1/2" x 3/4" WALL SUPPORT SYSTEM REFER TO ARCHITECTURAL DRAWING FOR LOCATIONS AND MOUNTING HEIGHTS	1/2"	-	2"	1-1/2"
SK	SINK: ELWAY LAD0 2022 DROP-IN SINK COMPARTMENT 20" x 22" x 6-1/2" 18 GAUGE STAINLESS STEEL Faucet: Zurn Z870C-102X DECK MOUNTED SINGLE LEVER FAUCET Strainer: Zurn Z8714 STANDARD 1/2" DRAIN PLATE DRAIN BASKET STRAINER Trap: Zurn Z8702-PC 1-1/2" x 1-1/2" CHROME PLATED 17 GAUGE P TRAP WITH CLEANOUT Supplies: Zurn 1/2" x 3/8" x 12" CHROME PLATED LEAD FREE FLEXIBLE SUPPLIES AND WHEEL HANDLE STOPS	1/2"	1/2"	2"	1-1/2"
DI	EXTERIOR WALL HYDRANT: PRESS. FAUC. BOX AND DOOR WITH INTEGRAL VACUUM BREAKER - BACKFLOW PREVENT. 3/4" CONNECTION - FREEZE PROOF WOODCOCK MODEL 885 CL MOUNT 6' 18" ABOVE FINISHED FLOOR	3/4"	-	-	-
EL	FLOOR DRAIN: ZURN Z415P-3 3" INCH SQUARE NICKOLAY TOP STRAINER TRAP PRIMER CONNECTION, PROVIDE WITH NO-HUB SUDS DEEP SEAL 1/2" P TRAP	-	-	-	SEE DRAWINGS
ECO	GRADE CLEANOUT: ZURN Z1474 HOUSING WITH Z1440 CLEANOUT FERRULE WITH PACE ACCESS COVER AND FERRULE SET FLUSH INTO A CLEANOUT CONCRETE PAD 16"x16"x4". NOTE LOCATION OF THIS CLEANOUT FOR TYPE OF DUTY REQUIRED FOR THE COVER. SEE SPECIFICATIONS FOR PIPE SIZE.	-	-	-	SEE DRAWINGS
WC	WALL CLEANOUT: ZURN Z1441 ROUND WITH SMOOTH STAINLESS STEEL COVER, CENTER SCREW, AND RECESSED BROWN THREADED TAPPED PLUG	-	-	-	4"
ECO	FLOOR CLEANOUT: ZURN Z1400 ROUND ADJUSTABLE SCORATED NICKEL BRONZE TOP WITH TAPER THREAD.	-	-	-	SEE DRAWINGS
WH	WATER HAMMER ARRESTOR: SLOSH CHECK 600 HIGH-RESTER COMPOSITE SENSITIVE PISTON TYPE TYPE L COPPER TUBE	-	-	-	-
EMH	ELECTRIC WATER HEATER: A.O. SMITH PCS-30 (2) 4500 WATT ELEMENTS, 209.5/360 ENERGY FACTOR .83 IN DRAIN PAN ON GALVANIZED STAND 10 YEAR WARRANTY OPEN END 3/4" REFUEL LINE ABOVE DRAIN PAN AND 1" PAN DRAIN OPEN END ABOVE MOP SINK (SEE DETAIL FOR FURTHER INFORMATION)	3"	1"	-	-
POU	SINK, TANKLESS ELECTRIC WATER HEATER: ELWAY MODEL EX308RT INSTANT-TEMP. 209/1760 6.3 KW WATTS, ON/POW FLOW RATE, FLOW SWITCH ACTIVATED STAINLESS- STEEL HEATING COILS, (NO AMP BREAKER) 10 AMP WIRE SIZE	-	-	-	-

P1.0	ABBREVIATIONS, LEGENDS, GENERAL NOTES AND SCHEDULE
P2.0	PLUMBING SITE UTILITY PLAN
P3.0	PLUMBING SANITARY, VENT AND DOMESTIC WATER FLOOR PLANS
P4.0	PLUMBING DETAILS
P5.0	PLUMBING RISER DIAGRAMS

1. THE CONTRACTOR SHALL PROVIDE COMPLETE CODE COMPLIANT, PLUMBING SYSTEMS AS REQUIRED ON THESE DRAWINGS WORK CONSISTS OF FURNISHING ALL MATERIALS, EQUIPMENT, AND SERVICES REQUIRED FOR ALL SUCH COSTS, INCLUDING ANY INCIDENTAL APPARATUS, APPLIANCES, MATERIAL LABOR AND SERVICES NECESSARY TO MAKE NEW WORK COMPLETE IN ALL RESPECTS AND FULLY READY FOR OPERATION.
2. PRIOR TO ANY EXCAVATION OR DEMOLITION THE CONTRACTOR MUST COORDINATE HIS WORK WITH THE OTHER TRADES. THE OWNERS MAINTENANCE DEPARTMENT, AND ANY OTHER AVAILABLE SOURCE OF INFORMATION AS TO ABOVE OR BELOW GROUND SERVICES THAT SHALL BE AVOIDED.
3. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING THAT MAY BE REQUIRED DUE TO SCOPE OF WORK. COORDINATE WITH THE GENERAL CONTRACTOR.
4. ALL PLUMBING WORK SHALL BE DESIGNED, INSTALLED, TESTED, AND CLEANED IN ACCORDANCE WITH THE PLUMBING CODE—F—SIXTH EDITION (2017), FLORIDA BUILDING CODE—98— SIXTH EDITION (2017) ENERGY CONSERVATION CODE—EC—SIXTH EDITION (2017) — WITH ALL LATEST REVISIONS.
5. VERIFY THE EXIST LOCATION OF EXISTING SANITARY SEWER AND WATER SERVICE PIPING FROM THE ACTUAL JOB SITE PRIOR TO SUBMITTING BID. SUBMISSION OF YOUR PROPOSAL SHALL BE CONSIDERED AS INDICATING SUCH KNOWLEDGE. NO ADDITIONAL PAYMENT WILL BE MADE FOR CLAIMS THAT ARISE FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
6. MAKE SUCH OFFSETS AND DEVIATIONS FROM WORK SHOWN ON THE DRAWINGS, AS MAY BE NECESSARY TO FIT THE ACTUAL SPACE CONDITIONS.
7. WHERE WALLS OCCUR ABOVE, ON, OR FLASTER OR ARE CONCEALED BEHIND WALLS, THIS CONTRACTOR SHALL FURNISH AND INSTALL ACCESS PANELS. COORDINATE COLOR AND STYLE WITH ENGINEER/ARCHITECT.
8. PROVIDE AND MAINTAIN TEMPORARY CONNECTIONS TO KEEP EXISTING UTILITIES IN SERVICE. ANY SHUT DOWNS ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE.
9. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ROUGHING DIMENSIONS OF ALL PLUMBING FIXTURES, DRAINS, ETC.
10. INSTALLER SHALL NOT CUT ANY STRUCTURAL MEMBERS WITHOUT FIRST SECURING WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
11. PROVIDE DIELECTRIC UNIONS AT ALL CONNECTIONS BETWEEN DISSIMILAR PIPING METALS.
12. FIELD VERIFY ALL EXISTING PIPE SIZES PRIOR TO INSTALLATION.
13. NO PENETRATION THROUGH ROOF SHALL TERMINATE CLOSER THAN 10 FT. TO ANY OUTSIDE AIR INTAKE OR VENTILATION LOUVERS, DOORS, WINDOWS AND OTHER BUILDING OPENINGS.
14. ALL SANITARY AND WATER PIPING UNDERGROUND SHALL BE A MINIMUM OF 14" BELOW FINISHED FLOOR UNLESS NOTED OTHERWISE.
15. PIPING IN CONCRETE BLOCK WALLS SHALL BE INSTALLED AS BLOCK IS BEING Laid. DO NOT CUT BLOCK SINKS.
16. PROVIDE ALL WALLS AND LAVATOIRES WITH SLIP JOINT TRAP FITTINGS FOR CLEANOUT.
17. CONTRACTOR IS RESPONSIBLE TO ALSO CHECKING FIELD CONDITIONS PRIOR TO BIDDING AND REPORT ANY PROBLEMS/CONFLICTS TO THE ENGINEER WITHIN 24 HOURS OF DISCOVERY. ANY CHANGES/REVISIONS RESULTING FROM CONDITIONS ARISING IN THE FIELD WHICH WERE NOT BROUGHT TO THE ENGINEER'S ATTENTION ARE TO BE MADE BY THIS CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
18. ALL WORK IS TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. ALL DEFECTS WHICH DEVELOP OR ARE DISCOVERED WITHIN THIS PERIOD SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
19. UPON COMPLETION OF THE WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, APPLIANCES, SURPLUS MATERIALS, AND SCRAP. ALL IDENTIFIED EXISTING EQUIPMENT TO BE REMOVED SHALL BE TURNED OVER TO THE OWNER.
20. WHEN CONFLICTS OCCUR IN SPECIFICATIONS OR IN THE DRAWINGS, OR BETWEEN EITHER, THE ITEMS OF GREATER QUALITY OR HIGHER COST SHALL BE PROVIDED.
21. THE CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES IN ORDER TO AVOID CONFLICTS.
22. ALL NEW SANITARY, VENT, COLD AND HOT WATER PIPING SHALL BE PER SPECIFICATIONS.
23. PROVIDE AIR CHARGERS AT COLD AND HOT WATER CONNECTION TO ALL FIXTURES FOR SHOCK ABSORPTION PER SPECIFICATIONS.

3.0 SUBMITTALS

SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED PRIOR TO ORDERING EQUIPMENT. ENGINEER WILL REQUIRE

Str

REVISIT-

DATE:

ENGINEER'S SEAL

DEAN S. KENYON, P.E.
FL. LIC. No. 44012

SHEET NO.

P1.C

COPYRIGHT (C) 2017 PAUL STRESING ASSOC

ANY MODIFICATIONS TO THESE PLANS OR RE-USE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT

PLUMBING SITE UTILITY PLAN

SCALE: 1"=20'-0"



KPI ENGINEERING, INC.
PROFESSIONAL ENGINEERS
3203 QUEEN PALM DRIVE
TAMPA, FLORIDA 33619
PHONE (813) 241-6468
FAX (813) 241-6468
Board of Professional Engineers - License # 37336

Z:\Paul Stresing\City of Machux\181038 - Legacy Park Phase II - Amphitheater Concession\Design\181038_P2.0.dwg, July 25, 2018 2:39 PM, SHAWN JEFFREY

PAUL STRESING ASSOCIATES, INC.

14617 MAIN STREET
ALACHUA, FLORIDA 32615
E-MAIL: psa@paulstresingassociates.com
TELEPHONE: (386) 462-6407 FAX (386) 462-6409 REGISTRATION NO. AR0013985 - CA NO. RA0003377

CITY OF ALACHUA
LEGACY PARK IMPROVEMENTS
ALACHUA, FLORIDA

REVISIONS	ITEM:
-----------	-------

DATE: _____

ENGINEER'S SEAL

DEAN S. KENYON, P.E.

SHEET NO.

P2.0



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Legacy Park Phase 2A
2. Address of Subject Property: 15400 Peggy Road, Alachua, FL 32615
3. Parcel ID Number(s): 03870-000-000
4. Existing Use of Property: Municipal Partially Developed
5. Future Land Use Map Designation: Recreation
6. Zoning Designation: GF
7. Acreage: 17.83

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Travis Hastay Title: Project Manager
Company (if applicable): CHW
Mailing address: 11801 Research Drive
City: Alachua State: FL ZIP: 32615
Telephone: 386-518-5129 FAX: _____ e-mail: travish@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): City of Alachua
Mailing Address: P.O. Box 9
City: Alachua State: FL ZIP: 32616

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: _____
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Zoning of the subject property.
 - c. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - d. Complete legal description.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
 - h. Area and dimensions of site.
 - i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - k. Location and dimensions of all existing and proposed parking areas and loading areas.
 - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
 - (a) Calculation of glazing of the front façade.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
 - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) If glazing alternatives are used, calculation of area of alternative materials used.
 - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Floor area of dwelling units.
 - vi. Number of proposed parking spaces.
 - vii. Street layout.
 - viii. Layout of mobile home stands (for mobile home parks only).
 - ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

- 2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surfacewater management Statement of proposed uses on the site plan
- 3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
- 4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

- a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

- b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Adam Boukari, Assistant City Manager

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 9 day of April, 2016 by Adam Boukari

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



LYNNETTA PATRICE DAVIS-HAYES
 MY COMMISSION # FF 999047
 EXPIRES: June 5, 2020
 Bonded Thru Budget Notary Services

Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15400 Peggy Road, Alachua, FL 32615

Parcel ID Number(s): 03870-000-000

Acreage: 17.83

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Adam Boukari Title: Assistant City Manager

Company (if applicable): City of Alachua

Mailing Address: P.O. Box 9

City: Alachua State: FL ZIP: 32616

Telephone: 386-418-6100 FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Travis Haslay, P.E. Title: Project Manager

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 386-518-5129 FAX: _____ e-mail: travish@chw-inc.com

D. REQUESTED ACTION:

Authorization to apply for and obtain permits for the Legacy Park Phase 2A project.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Adam Boukari, Assistant City Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 9 day of April, 2018 by _____

_____, who is/are personally known to me, or who has/have produced Adam Boukari as identification.

NOTARY SEAL



LYNNETTA PATRICE DAVIS-HAYES

MY COMMISSION # FF 999047

EXPIRES: June 5, 2020

Bonded Thru Budget Notary Services

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

Signature of Notary Public, State of Florida



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 9, 2018

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Response to Fee Waiver Request: Legacy Park Phase 2A Site Plan Application

Dear Mr. Hastay:

The City of Alachua is in receipt of your request for the waiver of the Site Plan application fee for the Legacy Park Phase 2A Site Plan Application. The application proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$250.00.

Based upon the preceding information, it has been determined that your request is consistent with Section 2, Paragraph 5, of Resolution 16-13. Your request for a fee waiver for the Site Plan application fee for the referenced project has been approved, provided however, that the costs associated with the published and mailed notification shall be incurred by the applicant, in the amount of \$250.00. This amount should be remitted with your application submittal.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Traci L. Gresham
City Manager/LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner

MEMORANDUM

Legacy Park Phase 2

17-0373



To: Fire Review
From: Travis Hastay, PE
Date: March 28, 2018
RE: Legacy Park Phase 2, Alachua, FL – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The building will not be protected by a fire sprinkler system.

NFPA Calculations:

Building: **Concession**
Construction Type: II(111)
Fire Flow Area: 900 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 1,500 gpm

Conclusions

Minimum Required Fire Flow to be provided: 1,500 gpm

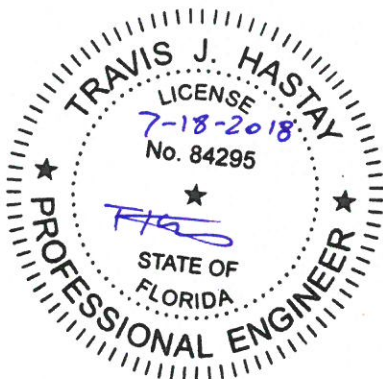


Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm [†] (× 3.785 for l./min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8200	0-5900	0-3600	1500	2
22,701-30,200	12,701-17,000	8201-10,900	5901-7900	3601-4800	1750	
30,201-38,700	17,001-21,800	10,901-12,900	7901-9800	4801-6200	2000	
38,701-48,300	21,801-24,200	12,901-17,400	9801-12,600	6201-7700	2250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7701-9400	2500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9401-11,300	2750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4500	4
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5750	
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6000	
		115,801-125,500	83,701-90,600	51,501-55,700	6250	
		125,501-135,500	90,601-97,900	55,701-60,200	6500	
		135,501-145,800	97,901-106,800	60,201-64,800	6750	
		145,801-156,700	106,801-113,200	64,801-69,600	7000	
		156,701-167,900	113,201-121,300	69,601-74,600	7250	
		167,901-179,400	121,301-129,600	74,601-79,800	7500	
		179,401-191,400	129,601-138,300	79,801-85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

[†]Measured at 20 psi (139.9 kPa).

18.4 Fire Flow Requirements for Buildings.

18.4.1* Scope.

18.4.1.1* The procedure determining fire flow requirements for buildings hereafter constructed shall be in accordance with Section 18.4.

18.4.1.2 Section 18.4 does not apply to structures other than buildings.

18.4.2 Definitions. See definitions 3.3.13.6 (Fire Flow Area) and 3.3.108 (Fire Flow).

18.4.3 Modifications.

18.4.3.1 Decreases. Fire flow requirements shall be permitted to be modified downward by the AHJ for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.

18.4.3.2 Increases. Fire flow shall be permitted to be modified upward by the AHJ where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

18.4.4 Fire Flow Area.

18.4.4.1 General. The fire flow area shall be the total floor area of all floor levels of a building except as modified in 18.4.4.1.1.

18.4.4.1.1 Type I (443), Type I (332), and Type II (222) Construction. The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.

18.4.5 Fire Flow Requirements for Buildings.

18.4.5.1 One- and Two-Family Dwellings.

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (334.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour.

18.4.5.1.1.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.1.1.2 A reduction in the required fire flow of 25 percent shall be permitted when the building is separated from other buildings by a minimum of 30 ft (9.1 m).

18.4.5.1.1.3 The reduction in 18.4.5.1.1.1 and 18.4.5.1.1.2 shall not reduce the required fire flow to less than 500 gpm (1900 L/min).

18.4.5.1.2 Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 ft² (334.5 m²) shall not be less than that specified in Table 18.4.5.1.2.

18.4.5.1.2.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.2 Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.

18.4.5.2.1 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

18.4.5.2.2 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

PROJECT NAME: Legacy Park Phase 2A - Alachua, FL	
PROJECT No.: 17-0373	3:36 PM
FILE PATH: L:\2017\17-0373\Engineering\Utilities\Meter Sizing\	

ADF and ADF METER SIZING CALCULATIONS

Proposed Water Service: 35 fixture units

Per Figure 4-2 of AWWA M22 Manual:
35 Fixture Units = ± 40 gpm

Proposed Peak Water Demand: 40.0 gpm

Meter size per Table 6-1 of AWWA Manual M22 - Sizing Water Service Lines and Meters (2nd Edition) 1 inch



Travis J. Hastay, P.E., License No. 84295

Date

REVISED Concurrency Impact Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0373
From: Craig Brashier, AICP, Director of Planning
Date: June 14, 2018
RE: Legacy Park Phase 2A Development Plan Application

Legacy Park is a ±105.78-acre public park located within the City of Alachua. Phase 1 of Legacy Park permitted the development of a ±39,555 sq. ft. community center. Phase 2A is ±17.83 acres and proposes additional onsite facilities including an amphitheater, a concession area with restrooms, two (2) multi-purpose fields, and associated parking, stormwater improvements and utilities. For this Concurrency Impact Analysis, estimated traffic impacts will be calculated based on the development of a ±17.83-acre Soccer Complex. Estimated water and sewer impacts are based on the meter sizing calculations provided by CHW engineers currently working on the project. Public facility capacities derive from the March 2018 Monitoring Report supplied by the City's Planning and Zoning staff. Due to the nonresidential nature of this project, the proposed recreational facility will not increase demand on the City's public-school system or recreational facilities.

Trip Generation calculations are provided in Table 1A.

Table 1A: Trip Generation Calculations

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Soccer Complex (ITE 488)	2	71.33	142.66	.99	1.98	16.43	32.86
Total	-	-	143	-	2	-	33

1. Source: ITE Trip Generation 10th Edition

Per City of Alachua Land Development Regulations (LDR) §2.4.14(H)(2)(a), for developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Based on this criterion, the development's impacted roadway segment has been identified in Table 1B of this report.

Table 1B: Impacted Roadway Segment CR 2054 West

	AADT	PM
Traffic System Category	CR 2054 West	
	West of SR 235	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	1,686	160
Reserved Trips ¹	1,338	133
Available Capacity ¹	11,556	1,021
Projected Trip Generation ²	143	33
Available Capacity w/ Application Approval	11,413	988

1. Source: City of Alachua March 2018 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 100% for Segment CR 2054 West.

Conclusion: Table 1A illustrates that Legacy Park Phase 2A will generate an estimated **143 AADT** to area roadways while Table 1B demonstrates that CR 2054 West will continue to retain sufficient capacity during both AADT and PM Peak hours. Therefore, the affected roadway segment will not operate below the adopted Level of Service (LOS) as a result of this application's approval.

Table 2. Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	61,382
Residual Capacity ¹	937,618
Percentage of Permitted Design Capacity Utilized ¹	59.23%
Projected Potable Water Demand from Proposed Project ²	510
Residual Capacity after Proposed Project	937,108

1. Source: City of Alachua March 2018 Development Monitoring Report

2. NOTE: The site's estimated potable water demand is calculated in the attached 'ADF and ADF Meter Sizing Calculations' form included with this submittal.

Conclusion: The site is currently served by City of Alachua potable water infrastructure. As demonstrated in Table 2, the demand generated by Legacy Park Phase 2A will not exceed the City of Alachua's adopted LOS standards for potable water as capacity exists to facilitate the additional demand resulting from the proposed development.

Table 3. Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,00
Less Actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,904
Residual Capacity ¹	788,906
Percentage of Permitted Design Capacity Utilized ¹	47.41%
Projected Potable Water Demand from Proposed Project ²	510
Residual Capacity after Proposed Project	788,396

1. Source: City of Alachua March 2018 Development Monitoring Report

2. NOTE: The site's estimated sanitary sewer demand is calculated in the attached 'ADF and ADF Meter Sizing Calculations' form included with this submittal.

Conclusion: The site is currently served by City of Alachua sanitary sewer infrastructure. As demonstrated in Table 3, the demand generated by Legacy Park Phase 2A will not exceed the City of Alachua's adopted LOS standards for sanitary sewer as capacity exists to facilitate the additional demand resulting from the proposed development.

Table 4. Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,568.00	7,221.16
Reserved Capacity ¹	5,280.27	963.65
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated by Proposed Project²	-	4

1. Source: City of Alachua March 2018 Development Monitoring Report

2. NOTE: As per the City of Alachua's March 2018 Development Monitoring Report, demand is estimated as 0.73 tons 'per person' per year (or 4 pounds (lbs.) per day; 0.17 lbs. per hour). However, an easily-identifiable formula for calculating 'per person' isn't available for the intended use. Therefore, to remain consistent with the Transportation Impact section of this report, this estimated Solid Waste Impact formula will be based on the maximum number of soccer players that may utilize Legacy Park Phase 2A during a two (2) hour soccer match: (15 players per team x 2 teams per field x 2 fields) x (0.17 lbs. per hour x 2 hours x 365 days).

Conclusion: As demonstrated in Table 4, the demand generated by Legacy Park Phase 2A will not exceed the City of Alachua's adopted LOS standards for solid waste. Capacity exists to handle the additional demand resulting from the proposed development.

Table 5A. Recreation Impacts

System Category	System Acreage
Existing City of Alachua Acreage ¹	117.65
Acreage Required to Serve Existing Population ¹	49.68
Reserved Capacity ¹	.60
Available Recreation Acreage¹	67.37

1. Source: City of Alachua March 2018 Development Monitoring Report

Table 5B. Recreational Facilities

Facility Name ¹	Acreage
City of Alachua Hal Brady Recreation Center	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Alan Hitchcock Park (Theatre Park)	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Hitchcock Baseball Park at Skinner Field & Downtown City Park	4.28
Mebane Middle School	7.49
Alachua Elementary School	11.65
San Felasco Conservation Corridor	31.23
Legacy Park (developed area only) (Phase 1)	29.70
Legacy Park (Phase 2A)	17.83
Available Recreation Acreage¹	135.48

1. Source: City of Alachua March 2018 Development Monitoring Report

Conclusion: Approval of this Development Plan Application for Legacy Park Phase 2A will not increase the demand for recreational facilities in the City of Alachua but will add useable acreage and amenities to an existing public facility including an amphitheater, a concession area with restrooms, and two (2) multi-purpose fields. As such, there will be no impacts to the City's recreation system, but rather enhancements to available acreage.

REVISED Comprehensive Plan Consistency Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0373
From: Craig Brashier, AICP, Director of Planning
Date: June 14, 2018
RE: Legacy Park Phase 2A Development Plan Application

The following analysis identifies how this application is consistent with the City's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

Objective 1.7 Recreation:

The City of Alachua shall designate a Recreation land use category for all publicly or privately owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category.

Policy 1.7.a: City-owned recreation facilities: The City of Alachua shall provide for a hierarchy of parks to include regional, community, neighborhood and pocket parks. These facilities will make available a wide array of active and resource-based recreation activities to residents inside and outside of the City limits.

Response: Legacy Park is a ±105.78-acre public park located within the City of Alachua. Phase 1 of Legacy Park permitted the development of a ±39,555 sq. ft. community center. Phase 2A proposes additional onsite facilities including an amphitheater, a concession area with restrooms, two (2) multi-purpose fields, and associated parking, stormwater improvements and utilities.

Policy 1.7.d: Publicly owned recreation uses shall be limited to an intensity of less than or equal to .25 floor area ratio while privately owned recreation uses within this land use category shall be limited to less than or equal to 0.05 floor area ratio.

Response: The proposed Legacy Park Phase 2A project does not request a development intensity exceeding .25.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Response: A Concurrency Impact Analysis has been submitted as part of the Legacy Park Phase 2A Development Plan application. The Concurrency Impact Analysis demonstrates that the proposed project is consistent with the City's adopted Level of Service (LOS) for roadways, potable water, sanitary sewer, solid waste, and recreation facilities. The proposed City-owned park will not impact public schools.

Transportation Element

Objective 1.1 The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Response: The proposed Legacy Park Phase 2A project will not cause the impacted roadway segment to operate below adopted transportation LOS standards. The proposed development will generate an estimated 143 AADT and 33 PM Peak trips. According to the March 2018 City of Alachua Development Monitoring Report, there is more than enough capacity on CR 2054 West to facilitate the estimated trips generated by this project.

Community Facilities and Natural Groundwater Recharge Element

Policy 1.1.d The City hereby establishes the following level of service standards for sanitary sewer facilities:

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be reevaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Response: The site is currently served by City of Alachua sanitary sewer infrastructure. The proposed Legacy Park Phase 2A development requests additional recreation facilities that will comply with all applicable U.S. EPA and FDEP standards. This project will increase sanitary sewer demand by an estimated 510 gallons per day (GPD). Currently the City's sanitary sewer system has a residual capacity of 788,906 gallons per day and only 47.41% of the permitted design capacity is being utilized.

Policy 2.1.a The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>Facility Type</u>	<u>Level of Service Standard</u>
Solid Waste Landfill	0.73 tons per capita per year

Response: As per the City of Alachua’s March 2018 Development Monitoring Report, solid waste demand is calculated as 0.73 tons ‘per person’ per year (or 4 pounds (lbs.) per day; 0.17 lbs. per hour). However, an easily-identifiable formula for calculating ‘per person’ isn’t available for the intended use. Therefore, to remain consistent with the Transportation Impact section of this submittal’s Concurrency Impact Analysis, this estimated Solid Waste Impact formula will be based on the maximum number of soccer players that may utilize Legacy Park Phase 2A during a two (2) hour soccer match: (15 players per team x 2 teams per field x 2 fields) x (0.17 lbs. per hour x 2 hours x 365 days). Using this formula, the proposed Legacy Park Phase 2A development will generate an estimated solid waste demand of four (4) tons per year. Currently, the New River Solid Waste facility has a reserved capacity of 963.65 tons per year. As a result, the proposed project will not result in a degradation of adopted solid waste LOS standards.

Policy 3.1.a The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

Level of Service Standard

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the “first one inch” of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Response: The proposed Legacy Park Phase 2A development will be consistent with the City’s adopted LOS standards for stormwater. A stormwater report has been submitted with the Development Plan Application package that demonstrates consistency with these requirements.

Policy 4.1.c. The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Response: The site is currently served by City of Alachua potable water infrastructure. The proposed Legacy Park Phase 2A development requests additional recreation facilities that will comply with all applicable U.S. EPA and FDEP standards. This project will increase potable water demand by an estimated 510 GPD. Currently the City's potable water system has a residual capacity of 937,618 GPD and only 59.23% of the permitted design capacity is being utilized.

Recreation Element

Policy 1.2.b The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Response: Approval of this application will not increase the demand for local recreation facilities. Instead, approval of Phase 2A will increase the amount and diversity of amenities currently offered within an existing City of Alachua public park.

L:\2017\17-0373\Planning\Reports\CP_Consistency_180614.docx

REVISED Land Development Regulations (LDR) Consistency

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0373
From: Craig Brashier, AICP, Director of Planning
Date: July 18th, 2018
RE: Legacy Park Phase 2A Development Plan Application

Legacy Park Phase 2A proposes to develop additional facilities in an existing City of Alachua public park, including an amphitheater, a concession area with restrooms, two (2) multi-purpose fields, and associated parking, stormwater improvements and utilities. The following analysis identifies how this application is consistent with the City's Land Development Regulations (LDR). Language from the LDR is provided in normal font, and the consistency statements are provided in **bold font**.

6.6.3 Residential Protection Standards

(A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

(1) *Hours of operation and deliveries.* Hours of operation and deliveries.

Response: The hours of operation for the intended multipurpose fields will be consistent with existing onsite facilities, and as such, will terminate at approximately 9 pm. The proposed amphitheater will operate at hours similar to these fields with slight variations in the event of a festival, concert, or related activity. The planned concessions area will act as a supporting use to onsite activities and operate when other park facilities are in use. No truck deliveries are expected to occur on the ±17.83-acre site.

(2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

Response: Despite the fact that onsite development is located more than 450 feet away from the nearest residential property, the proposed development will incorporate both natural features and sensible site design to maximize compatibility between onsite uses and adjacent single-family homes. Topographically, the Phase 2A development area is located at a lower elevation than adjacent residential properties, which will help curb any onsite noise and lighting impacts generated from the proposed facilities. The intended multipurpose fields, concessions area, and parking lot are expected to generate sound and lighting not unlike what already exists within the park. These fields will be located along Peggy Road to minimize light and noise impacts on adjacent residential uses while the intended concessions area and parking lot will be located internal to the site. The proposed amphitheater has also been designed to maximize compatibility with adjacent residential properties. This structure will be centrally located, directed internally to serve park patrons, operate at hours largely consistent with existing onsite facilities, and is positioned approximately 25 feet lower than the average elevation of adjacent residential properties. Finally, landscaping will be provided around the proposed parking lot and amphitheater to further mitigate any adverse impacts stemming from the intended development as indicated on the landscaping plans included with this submittal.

(3) *Placement of trash receptacles.* Placement of trash receptacles.

Response: The intended ±17.83-acre development does not necessitate the use of dumpsters. Solid waste will be placed in onsite trash cans where appropriate and as far from adjacent residential development as practicable.

(4) *Loading and delivery area.* Location of loading and delivery areas.

Response: No truck loading or deliveries will occur onsite. Any supplies delivered to the ±17.83-acre project site will be brought in via noncommercial vehicles, hand trucks, or variations thereof from a storage facility located in Phase 1.

(5) *Lighting.* Lighting location, intensity, and hours of illumination.

Response: Despite the fact that onsite development is located more than 450 feet away from any adjacent residential use, the proposed development will incorporate both natural features and sensible site design to maximize compatibility between onsite uses and adjacent single-family properties. Onsite multipurpose fields will be illuminated consistent with §6.4.8 of the City of Alachua LDR by ensuring that its lighting is equipped with a glare control package, directed internally to serve users, operate at an intensity similar to the park's existing baseball fields, and terminate at approximately 9 pm. The proposed amphitheater will be centrally located within the site, directed internally to serve park patrons, operate at hours similar to existing onsite facilities, and positioned approximately 25 feet lower than the average elevation of adjacent residential properties. The concession area's operational hours will run simultaneously with activities occurring at the facility and will be minimally lit. A photometric plan has been provided for the proposed Phase 2A parking lot, which has been designed to provide safe lighting for patrons with pole mounted LED fixtures that will operate from dusk to dawn.

(6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Response: No vending machines, telephones, or other similar outdoor services and activities are proposed for this phase.

- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.

Response: As shown on the landscape plan submitted with this application, landscaping will be provided or preserved to mitigate any adverse impacts stemming from the proposed development. For example, the existing canopy currently fronting Peggy Road will remain throughout the site's development. In addition, a number of trees will be planted around the proposed parking lot and amphitheater. Furthermore, each proposed onsite facility will be primarily located at a lower elevation than any adjacent residential use which will help curb any sound or lighting impacts generated from the subject property. This includes the proposed amphitheater which will be positioned approximately 25 feet lower than the average elevation of adjacent residential properties. Therefore, the combination of onsite topography, existing vegetation, and planted materials will successfully assist the intended development in buffering any adverse impacts stemming from onsite activities.

- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

Response: All proposed onsite structures will be one (1) story in height.

- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.

Response: The proposed development provides minimal barriers from the site's natural lighting and solar access. No structures are proposed that will block natural light or solar access to adjacent residential uses.

- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

Response: All Legacy Park Phase 2A facilities are outdoor-oriented and provide ample space for the ventilation and control of odors and fumes.

- (11) *Paving and parking areas.* Paving to control dust.

Response: The parking area proposed in Phase 2A will be paved and is designed consistent with the parking requirements established in the City of Alachua LDR.

- (12) *Placement or configuration of site design.* Placement or configuration of site design.

Response: Each of the facilities proposed in this phase have been strategically placed to maximize land use efficiency, mitigate onsite impacts to adjacent properties, respect natural onsite topography, and be compliant with existing City of Alachua site design requirements. The multipurpose fields are located along Peggy Road and are buffered by existing vegetation to the southeast. The amphitheater is centrally located, directed internally to serve facility visitors, positioned approximately 25 feet lower than the average elevation of adjacent residential properties, and is buffered by both existing and proposed trees. The concessions area is located adjacent to the multipurpose fields to serve athletes and park patrons. The parking lot is designed to connect with the existing driveway and is landscaped with new trees to mitigate any impacts generated from this vehicular use area.

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GAINESVILLE, FL 32601-5663

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	Interim County Manager	12 SE 1st Street	Gainesville	FL	32601

ALACHUA COUNTY TODAY

P.O. Box 2135
Alachua, FL 32616

INVOICE

Phone: (386) 462-3355
Fax: (386) 462-4569
Email: accounting@alachuatoday.com

INVOICE

No.: 3/8/18-AT61955-001

CHW
Beth Todd
11801 Research Drive
Alachua, FL 32615

Page: 1

Customer No.		Salesperson		Invoice Period		Invoice Date	
5332				3/8/18 - 3/8/18		3/7/18	
Date	Reference	Description		Column Inches	Rate	Quantity	Charge
3/8/18	AT61955-001	Display Ad, Run of Paper		8.50	10.250		\$87.13
	AT	Dis Ad - 2x4.25 - Neighborhood Meeting					

Charges	\$87.13
Total Transactions	\$87.13

Within two hours the job was done and the homeowner was delighted and enthusiastic about what had been accomplished.

"They trimmed and pruned various shrubs and



Special to Alachua County Today
ing a bit of spring cleaning in
ee surgery.



Nelson; his grandchildren, Dupree, Brianna Dupree and Dupre; his greatgrandchild, upree, and other extended mbers.

l services for Mr. Bass will 2 p.m. on Saturday, March at the Rick Gooding Funeral ieffland Chapel. The family ve friends at the funeral hour prior to the service.

gements have been placed e care of Rick Gooding ome Chieffland, Florida 352- and Cross City, Florida 352- Please sign the online guest rickgoodingfuneralhomes.

achua County Today for

Ask Your Dentist

by Douglas M. Adel, D.D.S.



ADA Seal of Acceptance

Q: Why do some supervised to assure dental products carry the ADA seal of acceptance the purity and uniform quality of their product. and others don't? Manufacturers also

A: Well, not all dental products qualify for the advertising, promotional and patient information seal. For more than 125 years, materials for review and the American Dental approval by the ADA. The Association has tried ADA insists that those to protect the public materials comply with its standards for accuracy and by making sure dental products are both safe and truthfulness in advertising. Manufacturers When ADA awards the seal, it's good for three who want the seal must provide objective data years. At the end of that that prove their product's time, the manufacturer safety and effectiveness, has to reapply. More than and supports whatever 100 experts, including promotional claims they members of the ADA's make. Council on Scientific

Manufacturers Affairs and ADA staff must also make clinical scientists, conduct the trials required by ADA reviews. So you can be guidelines. They also sure when you see the have to prove that their ADA seal, you're buying a manufacturing and testing quality product. facilities are properly

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss the Legacy Park, Phase 2 development plan application for a ±105 acre site in the Alachua, FL (Alachua County Tax Parcel 03870-000-000). The site is at 15400 Peggy Rd, adjacent to the Hal Brady Recreation Center. The proposed development will consist of an amphitheater building with restrooms, a concession area, two soccer fields, and the associated parking, stormwater improvements and utilities.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and to seek their comments.

Time: 6:00 p.m. on Friday, March 23, 2018

Location: Legacy Park Recreation Center, 15400 Peggy Road, Alachua, FL 32615

Contact: Travis Hastay, P.E.

Phone Number:
(352) 331-1976

CHW
Professional Consultants

MEMORANDUM

To: Neighbors of Tax Parcel 03870-000-000
From: Travis Hastay, P.E., Project Manager
Date: March 9, 2018
RE: Neighborhood Workshop for Legacy Park, Phase 2 - Public Notice

A Neighborhood Workshop will be held to discuss the Legacy Park, Phase 2 development plan application for a ±105 acre site in Alachua, FL. The site consists of Alachua County Tax Parcel 03870-000-000 and is at 15400 Peggy Road, adjacent to the Hal Brady Recreation Center.

The proposed development will consist of an amphitheater building with restrooms, a concession area, two soccer fields, and the associated parking, stormwater improvements and utilities.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and to seek their comments.

Workshop Information

Date: Friday, March 23, 2018
Time: 6:00 p.m.
Place: Legacy Park Recreation Center, 15400 Peggy Road,
Alachua, FL 32615
Contact: Travis Hastay, P.E.
(352) 331-1976

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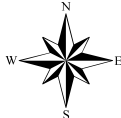
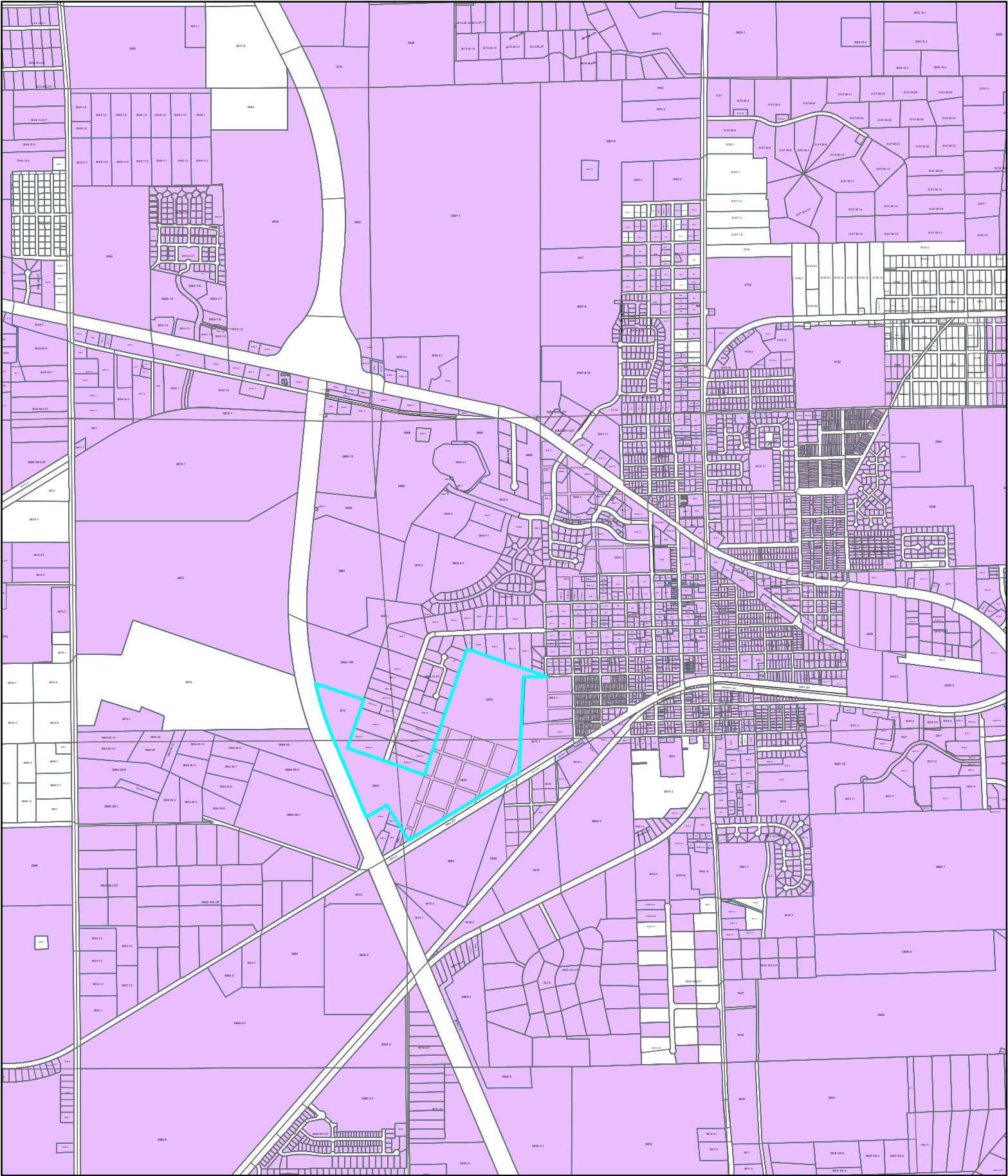
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GAINESVILLE, FL 32601-5663



Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	Interim County Manager	12 SE 1st Street	Gainesville	FL	32601



11801 Research Drive
Alachua, Florida 32615

03864-020-000
CHANNING, EDWARD
14319 NW 154TH TER
ALACHUA, FL 32615





SIGN-IN SHEET

Event: Neighborhood Meeting
Date/Time: March 23, 2018 @ 6:00 PM
Place: Legacy Park, 14905 Peggy Road, Alachua, FL 32615
Re: Legacy Park Phase 2A

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Linn Check-Mathis	14404 NW 153 Terr	Linn Check-Mathis
2	Rich Mathis	"	Mathis
3	Ann Austin	15109 NW 147 th Ave	Ann Austin
4	L. Van Houten	14401 NW 154 th Terr.	L. Peggy Van Houten
5	Renee Cloutier	14528 NW 154 th Terr.	Renee Cloutier
6	Raymond Cloutier	14528 NW 154 th Terr.	R Clout
7	Fred Peltos	14318 NW 154 th Terr	Fred
8	Elaine Peltos	14318 NW 154 th Terr	Elaine Peltos
9			
10			
11			
12			



LEGACY PARK PHASE II

PHASE II DEVELOPMENT PLANS

NEIGHBORHOOD MEETING
MARCH 23, 2018

17-0150

WORKSHOP PURPOSE

The purpose of the neighborhood meeting:

- City of Alachua requires development plan applicants to host a neighborhood meeting
- The meeting's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission

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PUBLIC NOTIFICATION

MEMORANDUM

TO: Neighbors of the Parcel 03870-000-0000
FROM: Travis Hastay, P.E., Project Manager
DATE: March 9, 2018
RE: Neighborhood Workshop for Legacy Park, Phase 2 - Public Notice

A Neighborhood Workshop will be held to discuss the Legacy Park, Phase 2 development plan application for a 5100-acre site in the Alachua, FL (Alachua County Tax Parcel 03870-000-0000). The site is at 15400 Peggy Rd. adjacent to the Hal Brady Recreation Center. The proposed development will consist of an amphitheater building with restrooms, a concession area, two soccer fields, and the associated parking, stormwater improvements and utilities.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and to seek their comments.

Workshop Information

Date: Friday, March 23, 2018
Time: 6:00 p.m.
Place: Legacy Park Recreation Center, 15400 Peggy Road, Alachua, FL 32015
Contact: Travis Hastay, P.E.
(352) 331-1976

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss the Legacy Park, Phase 2 development plan application for a 5100-acre site in the Alachua, FL (Alachua County Tax Parcel 03870-000-0000). The site is at 15400 Peggy Rd. adjacent to the Hal Brady Recreation Center. The proposed development will consist of an amphitheater building with restrooms, a concession area, two soccer fields, and the associated parking, stormwater improvements and utilities.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and to seek their comments.

Time: 6:00 p.m. on Friday, March 23, 2018
Location: Legacy Park Recreation Center, 15400 Peggy Road, Alachua, FL 32015
Contact: Travis Hastay, P.E.
Phone Number: (352) 331-1976

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APPLICATIONS



Intent:

- To develop an amphitheater building with restrooms, a concession area, two multi-purpose fields, and the associated parking, stormwater improvements and utilities.
- All proposed uses are consistent with the site's Future Land Use designation (Recreation) and Zoning District (GF).
- Development Plans are intended to be consistent with all Land Development Code requirements with no modifications, waivers, or variances.

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professional consultants

REVIEW PROCESS



Neighborhood Meeting	March 23 rd
Development Plan Submittal	March 29 th
Staff Review	April
Development Review Team Meeting	April 26 th
Development Plan Resubmittal	May 10 th
Development Plan Submittal to Planning and Zoning Board	June 14 th
Planning and Zoning Board Meeting	July 10 th
Phase II Development Begins	August 30 th

planning design, surveying, engineering, construction,

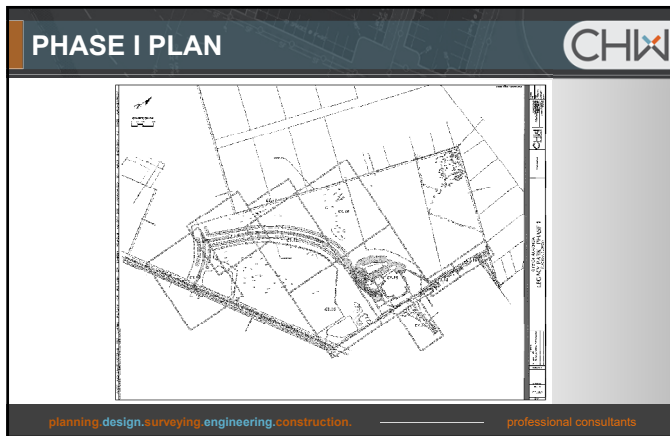
professional consultants

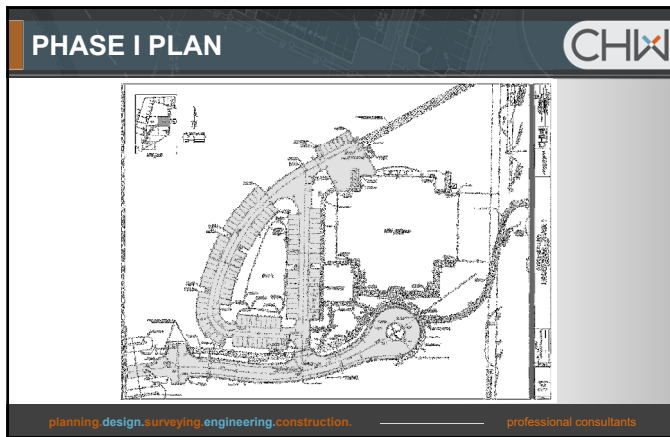
PROJECT LOCATION

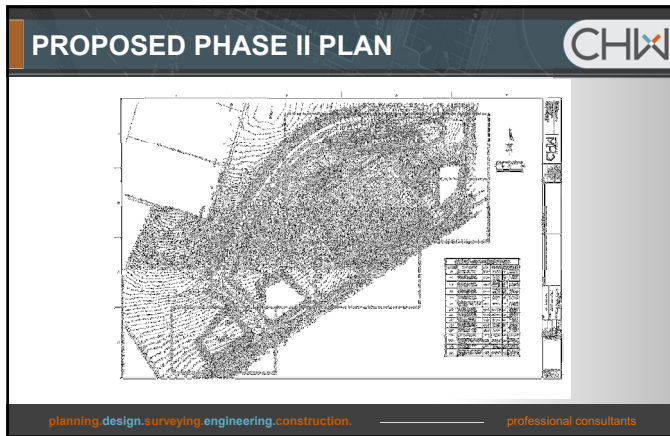


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professional consultants











NEIGHBORHOOD MEETING MINUTES

To: City of Alachua
From: Travis Hastay, P.E.
Date: March 26, 2018
RE: Legacy Park Phase II

- Amphitheater- concerned with noise but like the idea of larger events to the south. Want separation between north and south performing – i.e. wall, curtain, etc. between.
- Concerned with noise projection.
- Concern that their property value will decrease.
- How much seating is facing north
- What sort of performances?
- South side of existing basin is eroding substantially.
 - Want plantings to help buffer erosion at existing SMF.
- For all of these improvements, will there be a tax assessment?
- Question regarding eventual road to neighborhood to NE.
- Current barbed wire fence. When will this be 6' high fence?
 - Mentioned there have been a lot of break-ins from the south
- Will trails be in this phase?
 - No.
- When will the fence be put in?
 - What phase?
- Lighting – wants to keep away from neighborhood.
- Only had folding chairs for 50 would appreciate more.
 - Was referring to previous dance performance event in gym

L:\2017\17-0373\Engineering\NHWS\MEMO 180326 Legacy Park Phase II NHWS Meeting Notes.docx

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE WILLIAM GARVIN GRANT AND SECTIONS 15 AND 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF LOT 23 OF "CLOVER RANCH ESTATES", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 7 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF BEGINNING AND RUN SOUTH 72°27'14" EAST, A DISTANCE OF 1320.45 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 24 OF SAID "CLOVER RANCH ESTATES"; THENCE RUN NORTH 17°08'10" EAST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID "CLOVER RANCH ESTATES", A DISTANCE OF 2148.31 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 8 OF SAID "CLOVER RANCH ESTATES"; THENCE RUN SOUTH 72°27'46" EAST, ALONG THE SOUTH LINES OF LOTS 8, 9, 10, 11, AND 12 OF SAID "CLOVER RANCH ESTATES" AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 1360.05 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 87°18'33" WEST, A DISTANCE OF 369.52 FEET TO A STEEL ROD AND CAP; THENCE RUN SOUTH 01°00'54" WEST, A DISTANCE OF 1552.94 FEET TO A STEEL ROD AND CAP ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE RUN SOUTH 57°11'08" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2096.51 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 32°48'47" WEST, A DISTANCE OF 674.77 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 57°11'52" WEST, A DISTANCE OF 386.03 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN NORTH 24°23'31" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1354.03 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 5579.58 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 09°55'28", AN ARC DISTANCE OF 966.46 FEET (CHORD BEARING AND DISTANCE OF NORTH 19°32'47" WEST, 965.26 FEET RESPECTIVELY) TO A CONCRETE MONUMENT; THENCE RUN SOUTH 72°29'26" EAST, A DISTANCE OF 824.50 FEET TO A CONCRETE MONUMENT ON THE WEST BOUNDARY LINE OF THE AFOREMENTIONED "CLOVER RANCH ESTATES"; THENCE RUN SOUTH 17°09'04" WEST, ALONG SAID WEST LINE, A DISTANCE OF 828.42 FEET TO THE TRUE POINT OF BEGINNING.

Doc Stamp-Deed: \$7,914 20



This instrument prepared by and
after recording return to:

James H. McNeil, Jr., Esquire
Akerman Senterfitt
420 South Orange Avenue, 12th Floor
Orlando, Florida 32801

Parcel ID No. 03870-000-000

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 8th day of December, 2011, by **JTD LAND AT HEATHER GLEN, LLC**, a Florida limited liability company (hereinafter referred to as "Grantor"), to **CITY OF ALACHUA**, a political subdivision of the State of Florida (hereinafter referred to as "Grantee"), whose post office address is P. O. Box 9, Alachua, FL 32616.

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "Property"), located in Alachua County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

TOGETHER WITH all of the Grantor's interest in and to all licenses, approvals, tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property, including without limitation on the foregoing, all right, title and interest of Grantor in and to any land lying in the bed of any dedicated street, alley, road or avenue (before or after vacation thereof, and whether previously abandoned or vacated or hereafter abandoned or vacated) in front of or adjoining the Property to the centerline thereof.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Property; (3) that Grantor does hereby agree to warrant and forever defend the right and title to the Property unto Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise; and (4) that the Property is free of all encumbrances except real estate taxes and assessments accruing subsequent to December 31, 2011, and the those matters (the "Permitted Exceptions") listed on **Exhibit "B"** attached hereto and made a part hereof.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

JTD LAND AT HEATHER GLEN, LLC, a Florida limited liability company

Michele A Sheard
Name: Michele A. Sheard

By: Craig C. Harris
Craig C. Harris, Manager

Janet K. Lyon
Name: Janet K. Lyon

(Seal)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 8th day of December, 2011, by Craig C. Harris, as Manager of JTD Land at Heather Glen, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced _____ as identification.

Janet K. Lyon
Signature of Notary Public

[Notary Stamp]

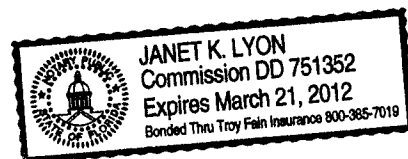


EXHIBIT "A"**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN THE WILLIAM GARVIN GRANT AND SECTIONS 15 AND 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Easement granted to Florida Power Corp. by instrument recorded in Official Records Book 132, Page 493, of the Public Records of Alachua County, Florida.
2. Easement granted to City of Alachua by instrument recorded in Official Records Book 2633, Page 853, of the Public Records of Alachua County, Florida.



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 2/8/2018 at 3:46:58 PM'

Printer Friendly Page

Parcel: 03870-000-000

[GIS Map](#)

Taxpayer:	CITY OF ALACHUA	Legal:	COM SW COR CLOVER RANCH ESTATES PB F-7 POB S 72 DEG E 1320 FT N 17 DEG E ALONG S/D 2147.21 FT S 72 DEG E 1359.55 FT S 87 DEG W 343.93 FT S 1 DEG W 769.46 FT N 81 DEG E 815.05 FT S 2 DEG E 344.41 FT TO NLY R/W COUNTY RD NW 26 S 57 DEG W 3403.56 FT N 17 DEG E 369.41 FT N 72 DEG W 420 FT S 17 DEG W 200.69 FT TO E R/W I-75 NLY ALONG R/W 2566.79 FT S 72 DEG E 824.27 FT TO W LINE S/D S 17 DEG W 828 FT POB OR 765/305 & 307 LESS 3.10 ACRE TRACT ADJ TO I-75 & N OF CO RD NW 26 (LESS OR 2033/147-155) OR 4072/2184
Mailing:	PO BOX 9 ALACHUA, FL 32616		
9-1-1 Address:	15400 PEGGY RD ALACHUA		
Sec-Twn-Rng:	15-08-18		
Property Use:	08050 - Municipal Vacant/Xfeature		
Tax Jurisdiction:	Alachua 1700		
Area:	Clover Ranch/Colonial Hgt		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Municipal Vacant/Xfeature	1923400	1923400	0	0	1923400	0	1923400	1923400	1923400	1923400	0	0
2016	Municipal Vacant/Xfeature	1923400	1923400	0	0	1923400	0	1923400	1923400	1923400	1923400	0	0
2015	Municipal Vacant/Xfeature	1923400	1923400	0	0	1923400	0	1923400	1923400	1923400	1923400	0	0
2014	Municipal Vacant/Xfeature	1923400	1923400	0	0	1923400	0	1923400	1923400	1923400	1923400	0	0
2013	Municipal Vacant/Xfeature	1923400	1923400	0	0	1923400	0	1923400	1923400	1923400	1923400	0	0
2012	Municipal	1923400	1923400	0	0	1923400	0	1923400	1923400	1923400	1923400	0	0
2011	Acrg Not Znd Ag	1923400	1923400	0	0	1923400	0	1923400	1923400	0	0	1923400	1923400
2010	Acrg Not Znd Ag	2060800	2060800	0	0	2060800	0	2060800	2060800	0	0	2060800	2060800
2009	Vacant	4121500	4121500	0	0	4121500	0	4121500	4121500	0	0	4121500	4121500
2008	Vacant	4121500	4121500	0	0	4121500	0	4121500	0	0	0	4121500	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Municipally Owned	GF		Acre	105.68

Building

Actual Year Built	2017
Effective Year Built	2017
Building Quality	Average
Building Style	94
Building Use	7300 - Gymnasium
Bedrooms	
Baths	
Stories	
Exterior Wall 1	Concrete Block
Exterior Wall 2	
Interior Wall 1	Drywall
Interior Wall 2	N/A
Floor Cover 1	Fin Concrete
Floor Cover 2	Pine/Soft Wood
Roof Cover	Modular Metal
Roof Structure	Gable/Hip
AC	Central
Heating Type	Forced Air
Heating System	Electric
Total Square Feet	45117
Heated Square Feet	43743

Area Type	Square Footage
AOF (AVERAGE OFFICE)	3570
BAS (BASE AREA)	40173
CAN (CANOPY)	1374



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278



2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03870 000 000

[Parcel details](#)[Latest bill](#)[Full bill history](#)

2017	2016	2015	2014	...	2002
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		PAID

[Get Bills by Email](#)

No taxes due

Owner: CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616
Situs: Unassigned Location RE

Account number: 03870 000 000
Alternate Key: 1013907
Millage code: 1700
Millage rate: 23.1480

Assessed value: 1,923,400
School assessed value: 1,923,400
Unimproved land value: 1,923,400

Exemptions

MUNICIPAL PROPERTY: 1,923,400

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem: \$0.00
Non-ad valorem: \$0.00
Total Discountable: 0.00
No Discount NAVA: 0.00
Total tax:

Legal description

COM SW COR CLOVER RANCH ESTATES PB F-7 POB S 72 DEG E 1320 FT N 17 DEG E ALONG S/D 2147.21 FT S 72 DEG E 1359.55 FT S
- 87 DEG W 343.93 FT S 1 DEG W 769.46 FT N 81 DEG E 815.05 FT S 2 DEG E 344.41 FT TO NLY R/W COUNTY RD NW 26 S 57 DEG
W - 3403.56 FT N 17 DEG E 369.41 FT N 72 DEG W 420 FT S 17 DEG W 200.69 FT TO E R/W I-75 NLY ALONG R/W 2566.79 FT S
72 DEG - E 824.27 FT TO W LINE S/D S 17 DEG W 828 FT POB OR 765/305 & 307 LESS 3.10 ACRE TRACT ADJ TO I-75 & N OF CO
RD NW 26 - (LESS OR 2033/147-155) OR 4072/2184

Location

Book, page, item: 4072-2184-
Geo number: 15-08-18-03870000000
Range: 18
Township: 08
Section: 15
Neighborhood: 233215.11
Use code: 08050
Total acres: 105.680





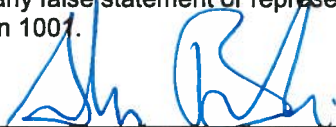
If necessary, please add additional pages for other contacts and property owners related to this project.

PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1007.

Adam Boukari



4/2/18

Typed/Printed Name of Applicant or
Applicant's Authorized Agent

Signature of Applicant or Applicant's
Authorized Agent

Date

Assistant City Manager

(Corporate Title if applicable)

B. CERTIFICATION OF SUFFICIENT REAL PROPERTY INTEREST AND AUTHORIZATION FOR STAFF TO ACCESS THE PROPERTY:

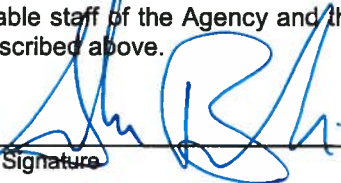
I certify that:

☒ I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

OR

☐ I represent an entity having the power of eminent domain and condemnation authority, and I/we shall make appropriate arrangements to enable staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the property as described above.

Adam Boukari



4/2/18

Typed/Printed Name

Signature

Date

Assistant City Manager

(Corporate Title if applicable)

C. DESIGNATION OF AUTHORIZED AGENT (IF APPLICABLE):

I hereby designate and authorize CHW to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and / or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Adam Boukari

Typed/Printed Name of Applicant

Signature of Applicant

Date

9/2/18

Assistant City Manager

(Corporate Title if applicable)



Control System Summary

Project Specific Notes:

Project Information

Project #: 162130
Project Name: Alachua Legacy Park Soccer
Date: 06/13/18
Project Engineer: BVerStee
Sales Representative: Danny Sheldon
Control System Type: Control and Monitoring
Communication Type: Digital Cellular
Scan: 162130A
Document ID: 162130P1V1-0613095925
Distribution Panel Location or ID: Service 1
Total # of Distribution Panel Locations for Project: 1
Design Voltage/Hertz/Phase: 480/60/3
Control Voltage: 120

Equipment Listing

DESCRIPTION	APPROXIMATE SIZE	
1. Control and Monitoring Cabinet	24 X 72	
	QTY	SIZE
Total Contactors	10	30 AMP
Total Off/On/Auto Switches:	3	

Materials Checklist

Contractor/Customer Supplied:

- ☐ A single control circuit must be supplied per distribution panel location.
 - If the control voltage is NOT available, a control transformer is required.
- ☐ Electrical distribution panel to provide overcurrent protection for circuits
 - Thermal/Magnetic circuit breaker sized per full load amps on Circuit Summary by Zone Chart
- ☐ Wiring:
 - Dedicated control power circuit
 - Power circuit to and from lighting contactors
 - Harnesses for cabinets at remote locations
 - Means of grounding, including lightning ground protection
- ☐ Electrical conduit wireway system
 - Entrance hubs rated NEMA 4: must be die-cast zinc, PVC, or copper-free die-cast aluminum
- ☐ Mounting hardware for cabinets
- ☐ Control circuit lock-on device to prevent unauthorized power interruption to control power
- ☐ Anti-corrosion compound to apply to ends of wire, if necessary

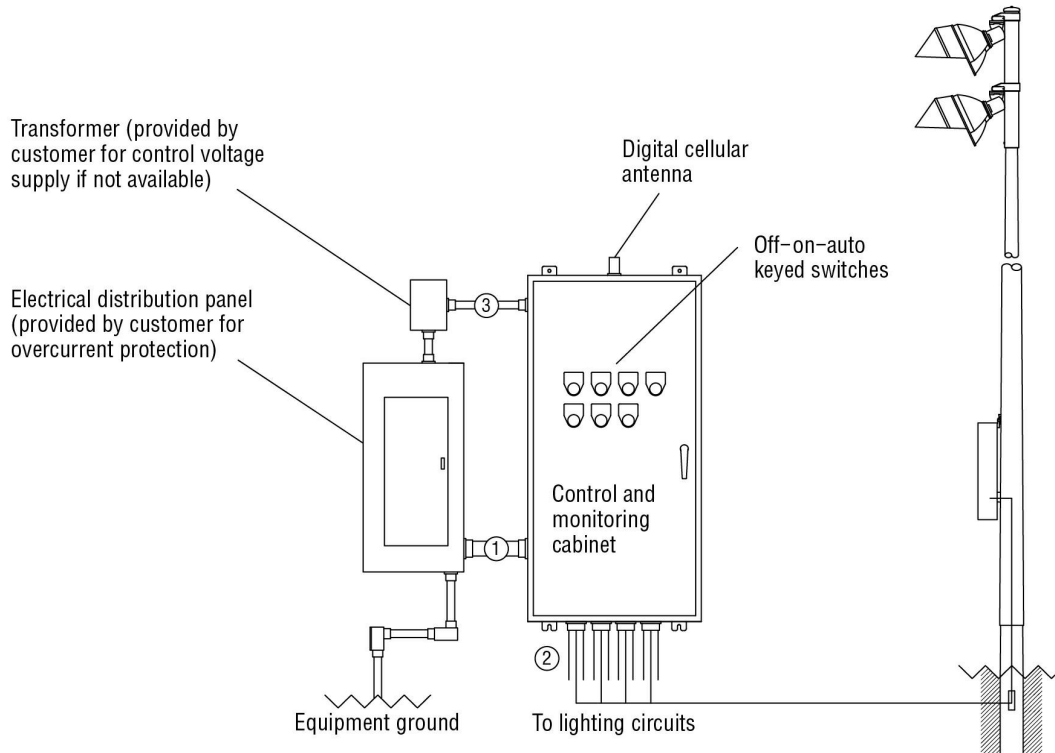
Call Control-Link Central™ operations center at 877/347-3319 to schedule activation of the control system upon completion of the installation.
Note: Activation may take up to 1 1/2 hours

IMPORTANT NOTES

1. Please confirm that the design voltage listed above is accurate for this facility. Design voltage/phase is defined as the voltage/phase being connected and utilized at each lighting pole's ballast enclosure disconnect. Inaccurate design voltage/phase can result in additional costs and delays. Contact your Musco sales representative to confirm this item.
2. In a 3 phase design, all 3 phases are to be run to each pole. When a 3 phase design is used Musco's single phase luminaires come pre-wired to utilize all 3 phases across the entire facility.
3. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit. All contactors are UL 100% rated for the published continuous load. All contactors are 3 pole.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact your Musco sales representative.
5. A single control circuit must be supplied per control system.
6. Size overcurrent devices using the full load amps column of the Circuit Summary By Zone chart- Minimum power factor is 0.9.

NOTE: Refer to Installation Instructions for more details on equipment information and the installation requirements

Control•Link® Control and Monitoring System



Wire	Description	# of Wires	Typ. Wire Size (AWG)	Max. Wire Length (FT)	Wire from Musco	Notes
1	Line power to contactors, and equipment grounding conductor	Note A	Note B	27	No	A – E
2	Load power to lighting circuits	Note A	Note B	N/A	No	A – D
3	Control power (dedicated, 20A)	3	12	N/A	No	C, D

R60-32-00_C

Notes:

- A. Voltage and phasing per the notes on cover page.
- B. Calculate per load and voltage drop.
- C. All conduit diameters should be per code.
- D. Refer to control and monitoring system installation instructions for more details on equipment information and the installation requirements.
- E. Contact Musco if maximum wire length from circuit breaker to contactor exceeds value in chart.

IMPORTANT: Control (3) wires must be in separate conduit from line and load power wiring (1, 2).



Control System Summary

Alachua Legacy Park Soccer / 162130 - 162130A
Service 1 - Page 3 of 4

SWITCHING SCHEDULE

Field/Zone Description	Zones
Soccer 1	1
Soccer 2	2
Soccer 3	3

CONTROL POWER CONSUMPTION	
120V Single Phase	
VA loading of Musco Supplied Equipment	INRUSH: 3038.0
	SEALED: 350.8

CIRCUIT SUMMARY BY ZONE

POLE	CIRCUIT DESCRIPTION	# OF FIXTURES	# OF DRIVERS	*FULL LOAD AMPS	CONTACTOR SIZE (AMPS)	CONTACTOR ID	ZONE
S1	Soccer 1	7	7	12.8	30	C1	1
S2	Soccer 1	7	7	12.8	30	C2	1
S3	Soccer 1	7	7	12.8	30	C3	1
S4	Soccer 1	7	7	12.8	30	C4	1
S1	Soccer 2	7	7	12.8	30	C5	2
S2	Soccer 2	7	7	12.8	30	C6	2
S5	Soccer 2	7	7	12.8	30	C7	2
S6	Soccer 2	7	7	12.8	30	C8	2
S5	Soccer 3	7	7	12.8	30	C9	3
S6	Soccer 3	7	7	12.8	30	C10	3

*Full Load Amps based on amps per driver.

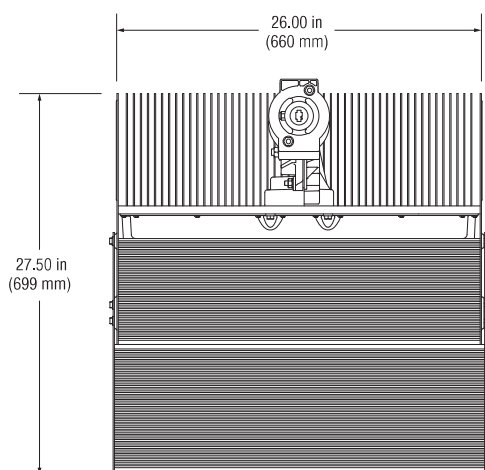
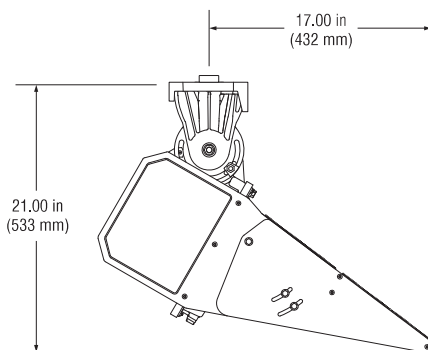
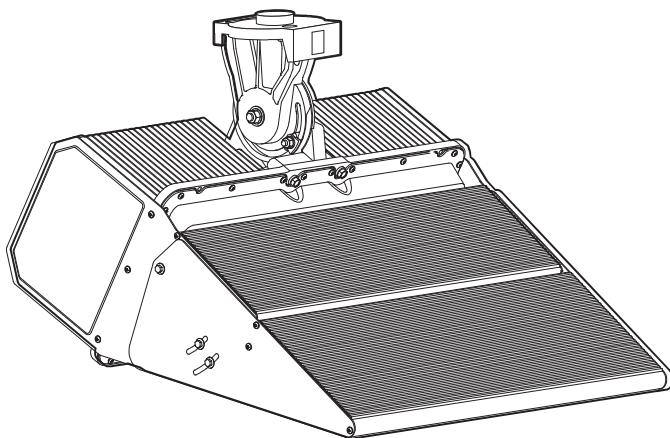


Control System Summary

Alachua Legacy Park Soccer / 162130 - 162130A
Service 1 - Page 4 of 4

PANEL SUMMARY						
CABINET #	CONTROL MODULE LOCATION	CONTACTOR ID	CIRCUIT DESCRIPTION	FULL LOAD AMPS	DISTRIBUTION PANEL ID (BY OTHERS)	CIRCUIT BREAKER POSITION (BY OTHERS)
1	1	C1	Pole S1	12.82		
1	1	C2	Pole S2	12.82		
1	1	C3	Pole S3	12.82		
1	1	C4	Pole S4	12.82		
1	1	C5	Pole S1	12.82		
1	1	C6	Pole S2	12.82		
1	1	C7	Pole S5	12.82		
1	1	C8	Pole S6	12.82		
1	1	C9	Pole S5	12.82		
1	1	C10	Pole S6	12.82		

ZONE SCHEDULE				
ZONE	SELECTOR SWITCH	ZONE DESCRIPTION	CIRCUIT DESCRIPTION	
			POLE ID	CONTACTOR ID
Zone 1	1	Soccer 1	S1	C1
			S2	C2
			S3	C3
			S4	C4
Zone 2	2	Soccer 2	S1	C5
			S2	C6
			S5	C7
			S6	C8
Zone 3	3	Soccer 3	S5	C9
			S6	C10



Luminaire Data

Weight (luminaire)	80 lb (36 kg)
UL listing number	E338094
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
Ingress protection, luminaire, international	IP65
Ingress protection, luminaire, USA	IP54
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL ambient temperature rating, luminaire	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (10.5k)	>63,500 h
L80 (10.5k)	>63,500 h
L70 (10.5k)	>63,500 h
CIE correlated color temperature	5700 K
Color Rendering Index (CRI), typical	75
Color Rendering Index (CRI), minimum	70
Lumens ¹	121,000

Footnotes:

1) Lumen values at stabilized operation in 25°C ambient temperature environment. Incorporates appropriate dirt depreciation factor for life of luminaire.

Driver Data

Typical Wiring

Electrical Data

Rated wattage¹

Per driver..... 1,150 W

Per luminaire..... 1,150 W

Number of luminaires per driver..... 1

Starting (inrush) current..... <40 A, 256 µs

Fuse rating..... 15 A

UL, IEC ambient temperature rating,
electrical components enclosure 50°C (122°F)

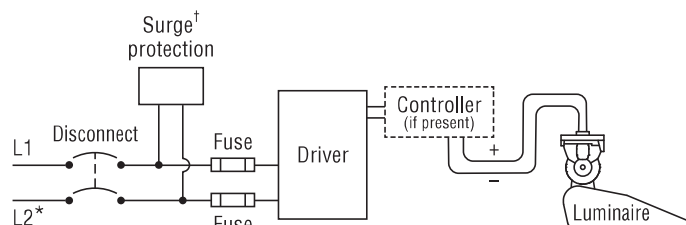
Ingress protection,
electrical components enclosure IP54

Efficiency..... 95%

Dimming mode..... optional

Range, energy consumption20–100%

Range, light output.....25–100%



* If L2 (com) is neutral then not switched or fused.

† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current ² per luminaire	7.11 A	6.83 A	6.46 A	6.18 A	5.92 A	5.13 A	4.10 A	3.74 A	3.56 A	3.43 A	2.96 A

Footnotes:

1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See Musco *Control System Summary* for circuit information.



Alachua Legacy Park Soccer

Alachua, FL

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
S1-S2	70'	70'	7	TLC-LED-1150	8.05 kW	A
		70'	7	TLC-LED-1150	8.05 kW	B
S3-S4	70'	70'	7	TLC-LED-1150	8.05 kW	A
S5-S6	70'	70'	7	FUTURE	8.05 kW	C
		70'	7	TLC-LED-1150	8.05 kW	B
6			70		80.50 kW	

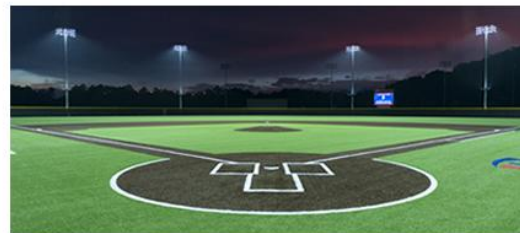
Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Soccer 1	32.2 kW	28
B	Soccer 2	32.2 kW	28
C	Soccer 3	16.1 kW	14

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1150	LED 5700K - 75 CRI	1150W	121,000	>63,500	>63,500	>63,500	56

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Blanket Grid	Horizontal	4.77	0	40	336458.30		A,B,C	70
Soccer 1	Horizontal Illuminance	33.3	26.5	42.3	1.60	1.26	A	28
Soccer 2	Horizontal Illuminance	33.1	26.4	41.6	1.58	1.25	B	28
Soccer 3	Horizontal Illuminance	0	0	0	0.00		C	14

From Hometown to Professional

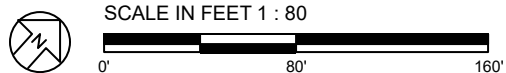
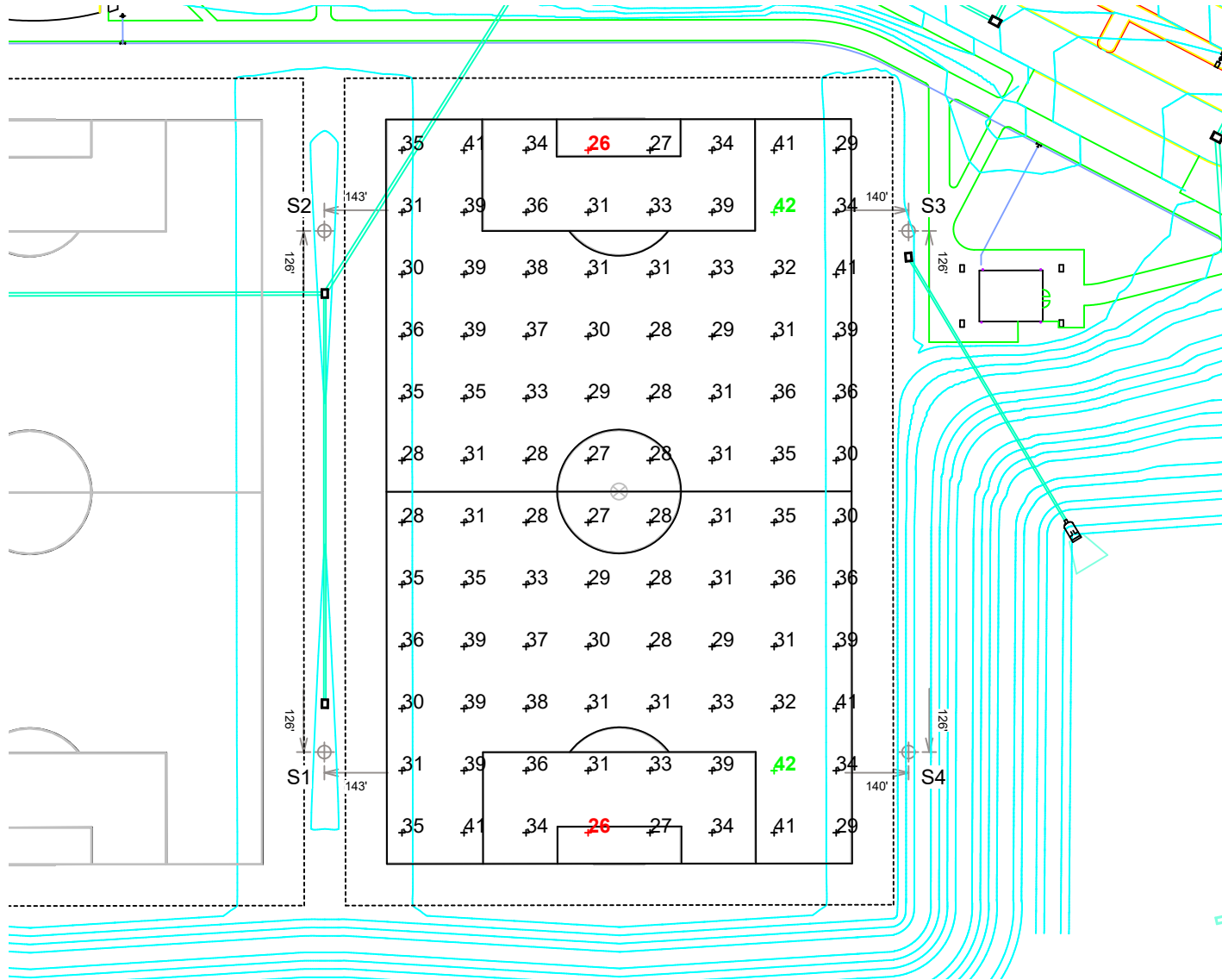


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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	S1-S2	70'	-	70'	TLC-LED-1150	7/7*	7	7
2	S3-S4	70'	-	70'	TLC-LED-1150	7	7	0
4	TOTALS					42	28	14

* This structure utilizes a back-to-back mounting configuration



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Alachua Legacy Park Soccer

Alachua, FL

GRID SUMMARY

Name: Soccer 1
Size: 360' x 225'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid	
Guaranteed Average:	30
Scan Average:	33.30
Maximum:	42.27
Minimum:	26.49
Avg / Min:	1.26
Guaranteed Max / Min:	2.5
Max / Min:	1.60
UG (adjacent pts):	1.39
CU:	0.84
No. of Points:	96

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 lumens
No. of Luminaires: 28
Total Load: 32.2 kW

Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>63,500	>63,500	>63,500

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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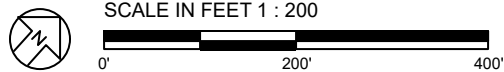
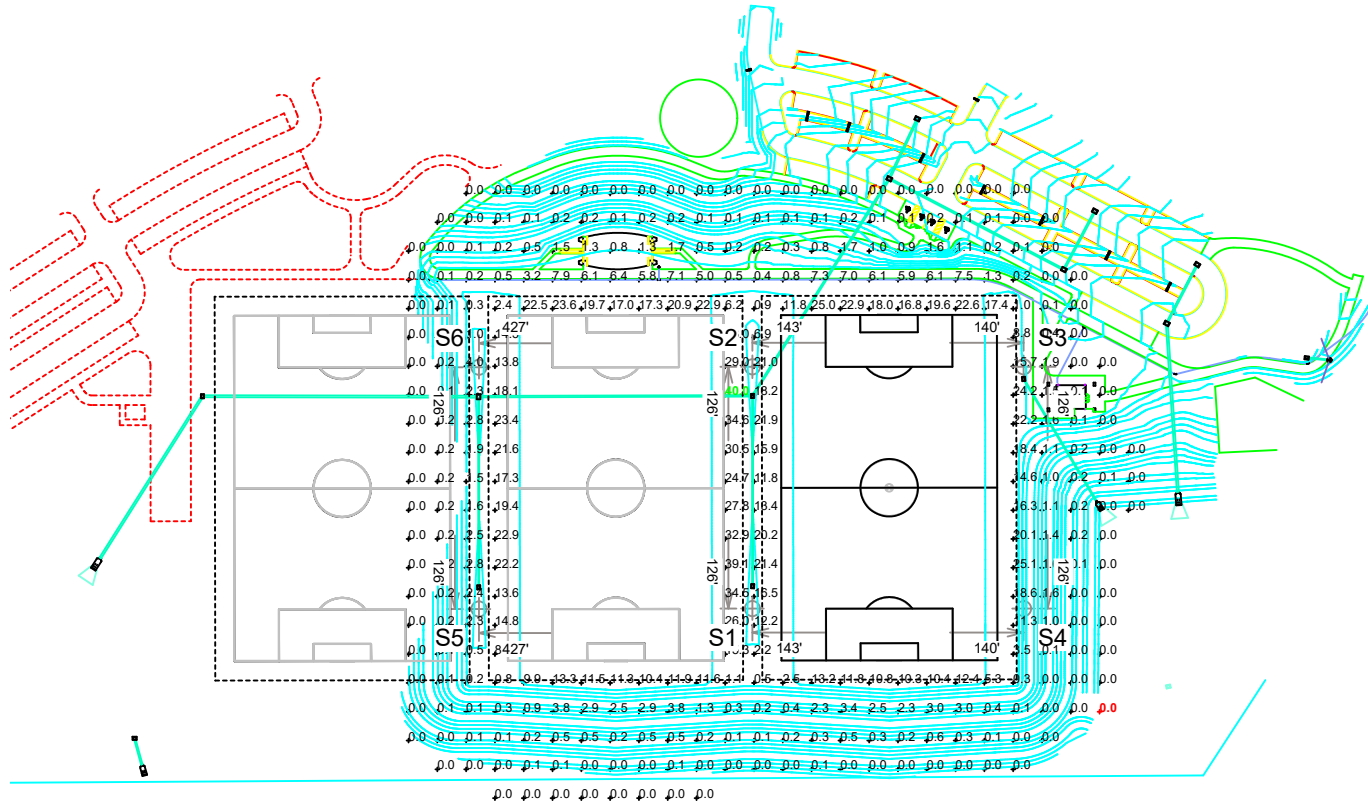
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	S1-S2	70'	-	70'	TLC-LED-1150	7/7*	14	0
2	S3-S4	70'	-	70'	TLC-LED-1150	7	7	0
2	S5-S6	70'	-	70'	TLC-LED-1150	7/7*	7	7
6	TOTALS					70	56	14

* This structure utilizes a back-to-back mounting configuration



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Alachua Legacy Park Soccer

Alachua, FL

GRID SUMMARY

Name: Blanket Grid
Size: 360' x 225'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: 4.77
Maximum: 39.97
Minimum: 0.00
Avg / Min: 40121.45
Max / Min: 336458.25
UG (adjacent pts): 43.47
CU: 0.80
No. of Points: 337

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 lumens
No. of Luminaires: 56
Total Load: 64.4 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>63,500	>63,500	>63,500

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm$ 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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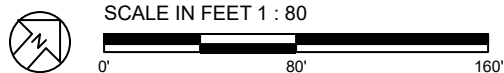
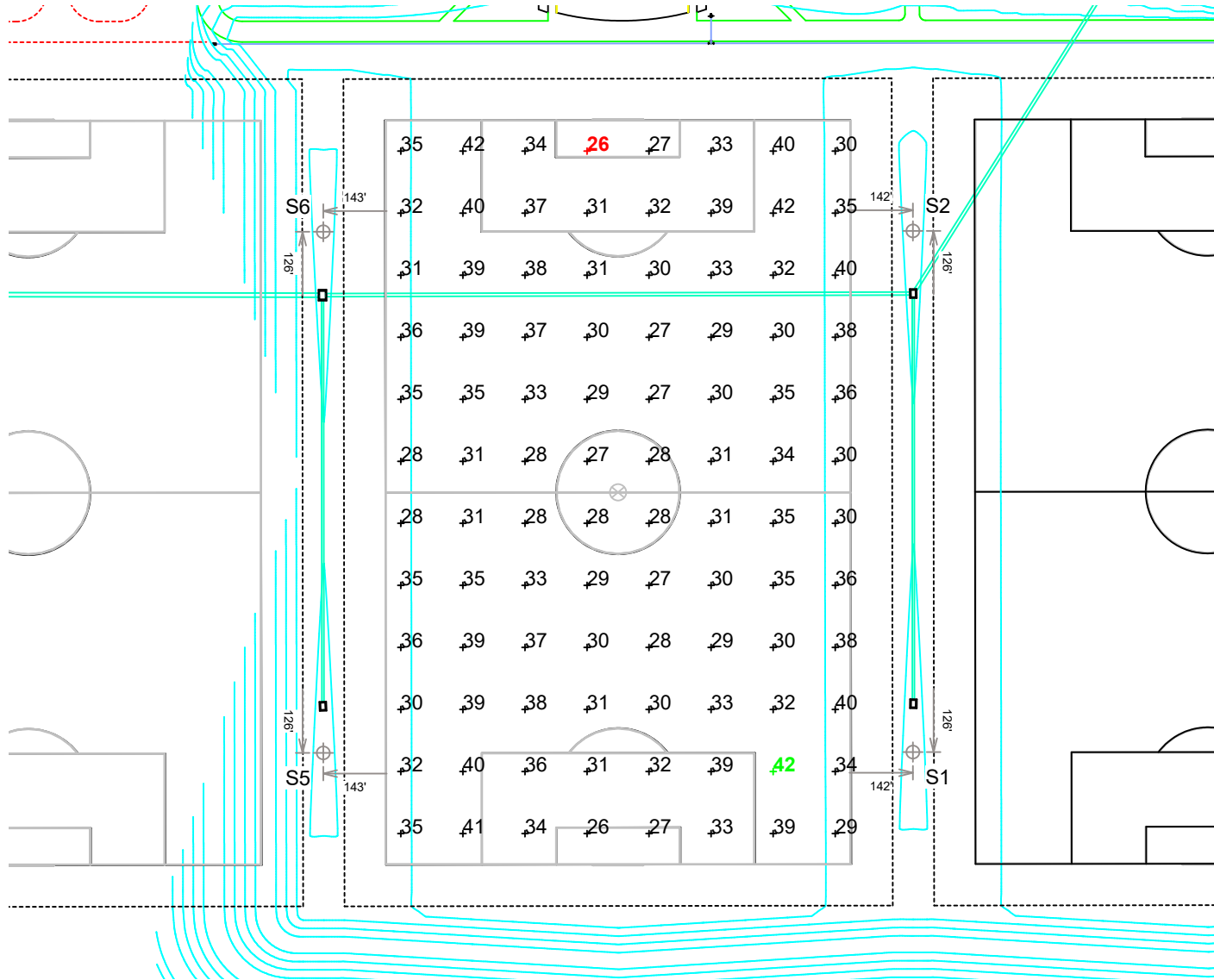
ILLUMINATION SUMMARY

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	S1-S2	70'	-	70'	TLC-LED-1150	7/7*	7	7
2	S5-S6	70'	-	70'	TLC-LED-1150	7/7*	7	7
4	TOTALS					56	28	28

* This structure utilizes a back-to-back mounting configuration



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Alachua Legacy Park Soccer

Alachua, FL

GRID SUMMARY

Name: Soccer 2
Size: 360' x 225'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Guaranteed Average: 30
 Scan Average: 33.11
 Maximum: 41.56
 Minimum: 26.39
 Avg / Min: 1.25
Guaranteed Max / Min: 2.5
 Max / Min: 1.58
 UG (adjacent pts): 1.35
 CU: 0.84
 No. of Points: 96

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 lumens
No. of Luminaires: 28
Total Load: 32.2 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>63,500	>63,500	>63,500

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

Alachua Legacy Park Soccer

Alachua, FL

EQUIPMENT LAYOUT

INCLUDES:

- Soccer 1
- Soccer 2
- Soccer 3

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

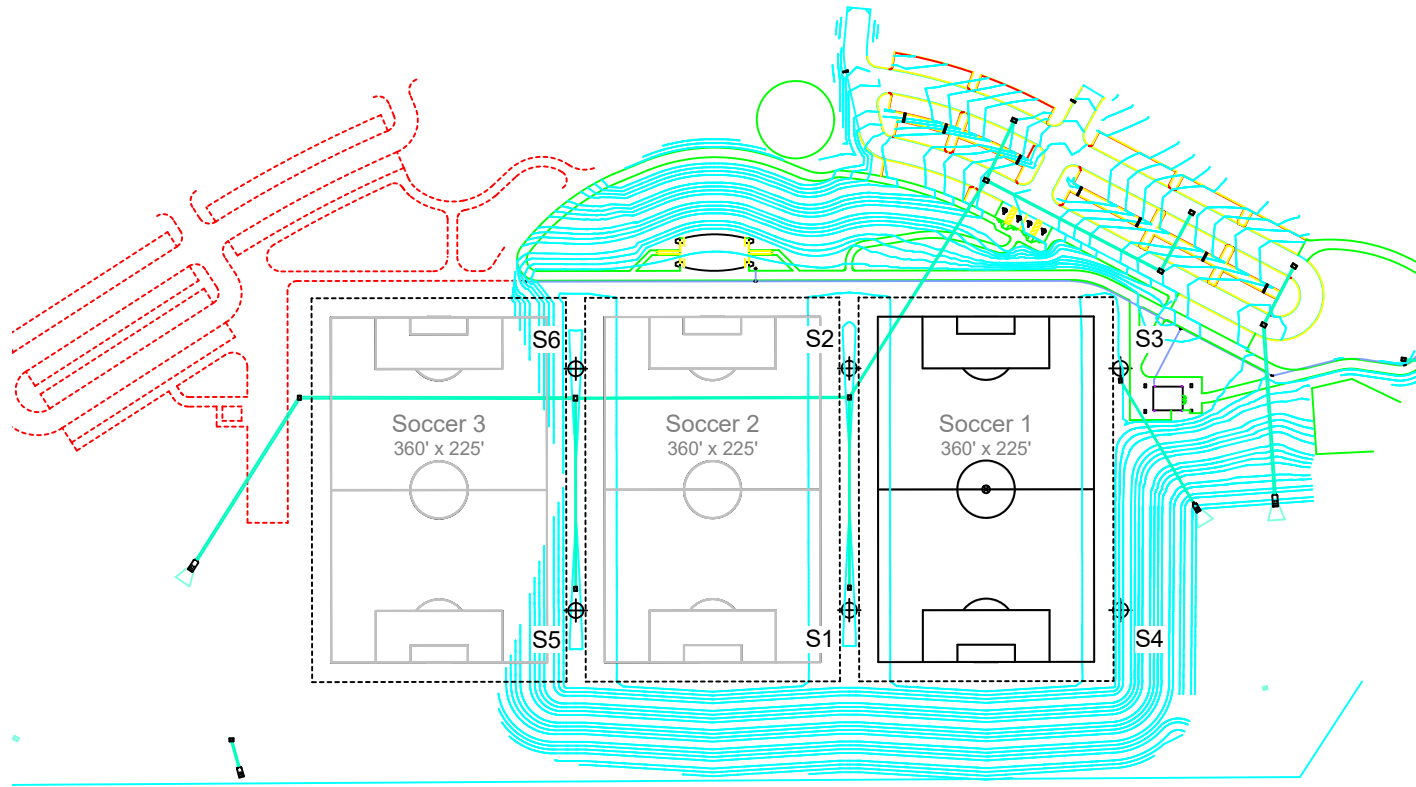
EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole		Luminaires		
		SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
4	S1-S2 S5-S6	70'	-	70'	TLC-LED-1150	7/7*
2	S3-S4	70'	-	70'	TLC-LED-1150	7
6	TOTALS					70

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)		Line Amperage Per Luminaire (max draw)					
Single Phase Voltage		208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	480 (60)
TLC-LED-1150		6.8	6.5	5.9	5.1	4.1	3.7



SCALE IN FEET 1 : 200



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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EQUIPMENT LAYOUT

Alachua Legacy Park Soccer

Alachua, FL

GLARE IMPACT

Summary

Map indicates the maximum candela an observer would see when facing the brightest light source from any direction.

A well-designed lighting system controls light to provide maximum useful on-field illumination with minimal destructive off-site glare.

GLARE

Candela Levels

High Glare: 150,000 or more candela

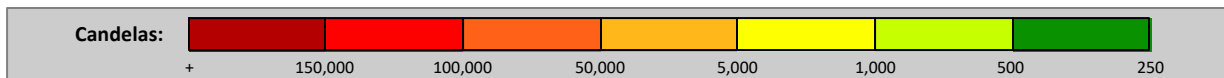
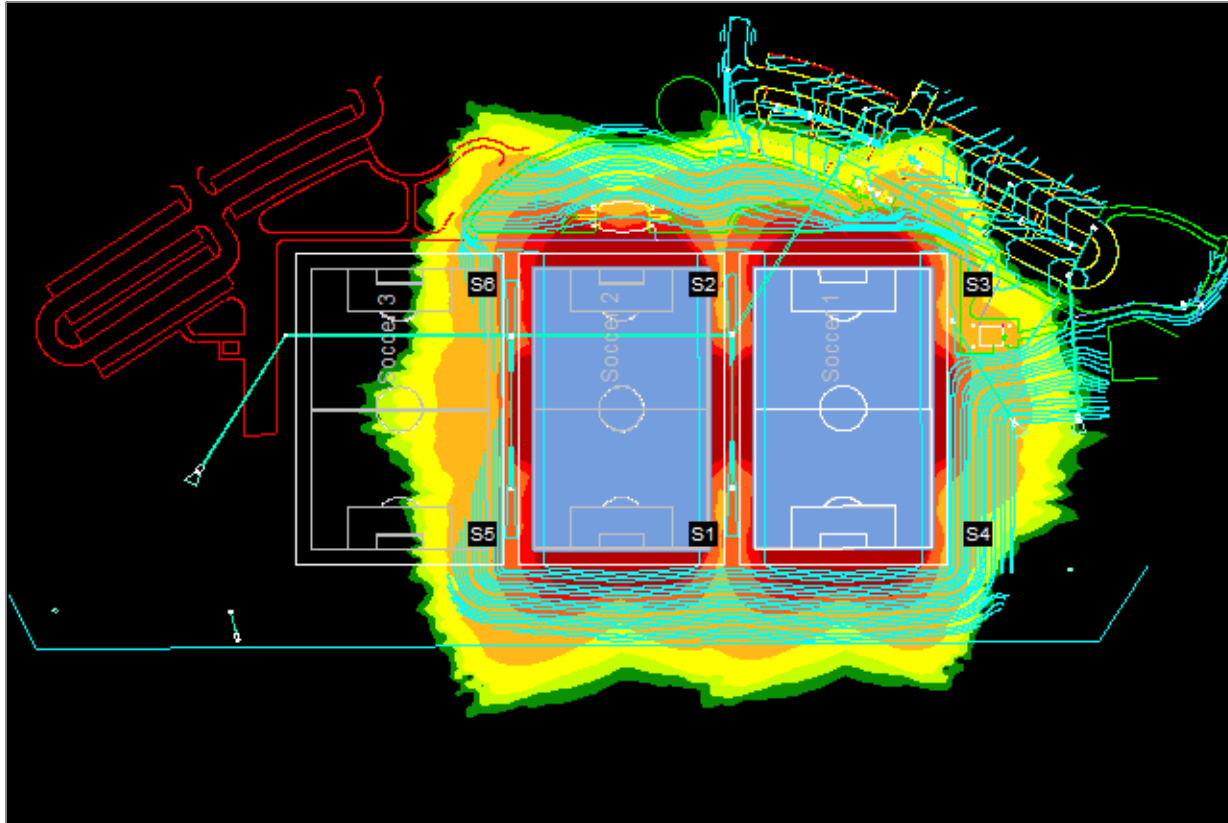
Should only occur on or very near the lit area where the light source is in direct view. Care must be taken to minimize high glare zones.

Significant Glare: 25,000 to 75,000 candela

Equivalent to high beam headlights of a car.

Minimal to No Glare: 500 or less candela

Equivalent to 100W incandescent light bulb.



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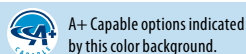
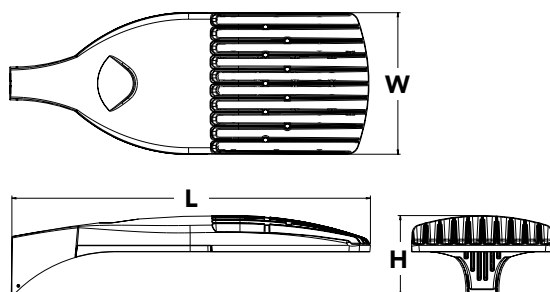
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ^{2,3} RCCO Right corner cutoff ^{2,3}	MVOLT ^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PER NEMA twist-lock receptacle only (controls ordered separate) ¹¹ PER5 Five-wire receptacle only (controls ordered separate) ^{11,12} PER7 Seven-wire receptacle only (controls ordered separate) ^{11,12} DMG 0-10V dimming extend out back of housing for external control (leads exit fixture) DS Dual switching ^{13,14} PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,15,16} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,15,16} PIRHN Network, Bi-Level motion/ambient sensor ¹⁷ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,15,16}	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,15,16} BL30 Bi-level switched dimming, 30% ^{5,14,18} BL50 Bi-level switched dimming, 50% ^{5,14,18} PNMTDD3 Part night, dim till dawn ^{5,19} PNMTSD3 Part night, dim 5 hrs ^{5,19} PNMTD63 Part night, dim 6 hrs ^{5,19} PNMTD73 Part night, dim 7 hrs ^{5,19} FAO Field adjustable output ²⁰	Shipped installed HS House-side shield ²¹ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ¹ R90 Right rotated optics ¹ Shipped separately BS Bird spikes ²² EGS External glare shield ²²
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Catalog Number	LEGACY PARK PHASE 2 TYPES PL, PLT
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK U	Shorting cap ²³
DSX1HS 30C U	House-side shield for 30 LED unit ²¹
DSX1HS 40C U	House-side shield for 40 LED unit ²¹
DSX1HS 60C U	House-side shield for 60 LED unit ²¹
PUMBA DOBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁴
KMA8 DOBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴

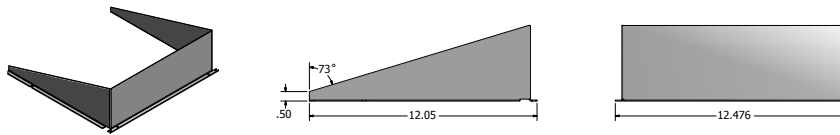
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3 or P4.
- Requires (2) separately switched circuits.
- Reference Motion Sensor table on page 3.
- Reference PER table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

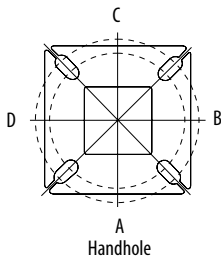
LEGACY PARK PHASE 2
TYPES PL, PLT

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

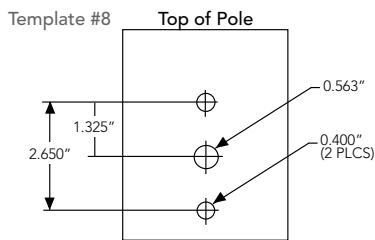
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

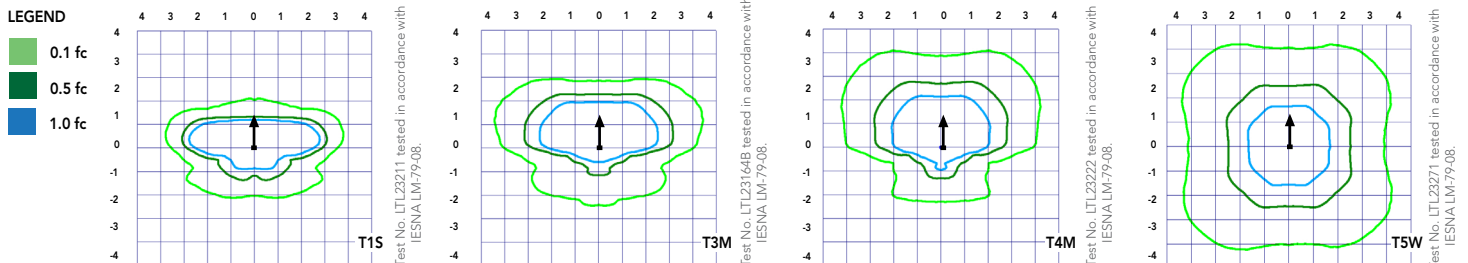
*3 fixtures @120 require round pole top/tenon.



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • [www.lithonia.com](#)
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DSX1-LED
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Page 2 of 7

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	⚠	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended

✗ Will not work

⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lu-mens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118					
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118					
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119					
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115					
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118					
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116					
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118					
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123					
				TSS	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123					
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123					
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122					
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97					
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115					
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114					
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115					
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111					
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115					
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112					
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119					
				TSS	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119					
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119					
				TSW	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118					
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94					
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119					
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118					
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119					
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115					
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119					
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116					
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119					
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123					
				TSS	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122					
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97					
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116					
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116					
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116					
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113					
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116					
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113					
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116					
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121					
				TSS	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121					
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120					
				TSW	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120					
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95					
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					
					15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1

electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





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IES ROAD REPORT

PHOTOMETRIC FILENAME : DSX1_LED_P6_50K_T3M_MVOLT.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST] ISF 33813P18
[TESTDATE] 3/13/2017
[ISSUE DATE] 11/20/2017
[TESTLAB] SCALED PHOTOMETRY
[TESTMETHOD]
[MANUFAC] Lithonia Lighting
[LUMCAT] DSX1 LED P6 50K T3M MVOLT
[LUMINAIRE] DSX1 LED P6 50K T3M MVOLT
[LAMPCAT]
[LAMP] LED
[BALLAST] LED DRIVER
[BALLASTCAT]
[DISTRIBUTION] TYPE III, MEDIUM, BUG RATING: B3 - U0 - G3
[_TOTALLUMINAIRELUMENS] 18726.3
[_LAMPPOSITION] 0 , 0
[_LAMPWATTAGE] 163
[_PHYSICALDIMENSIONS] 2.5, 1.2, 0.5
[_VLC_ENABLED]
[_VLC_SIGNALING_APERTURE] 0, 0, 0
[MOUNTING] ARM MOUNT
[FAMILY] D-Series Area Size 1
[PRODUCTID] ac5207ed-946f-4790-a3b3-99759db9284d
[ABSOLUTE] NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED.
[ABSOLUTE] LUMENS] 23652
[CRI] 70
[INPUT_ELECTRICAL] 119.4 VOLTS, 203.3 WATTS, 1.71 AMPS
[TEMP0] AMBIENT: 25.7

CHARACTERISTICS

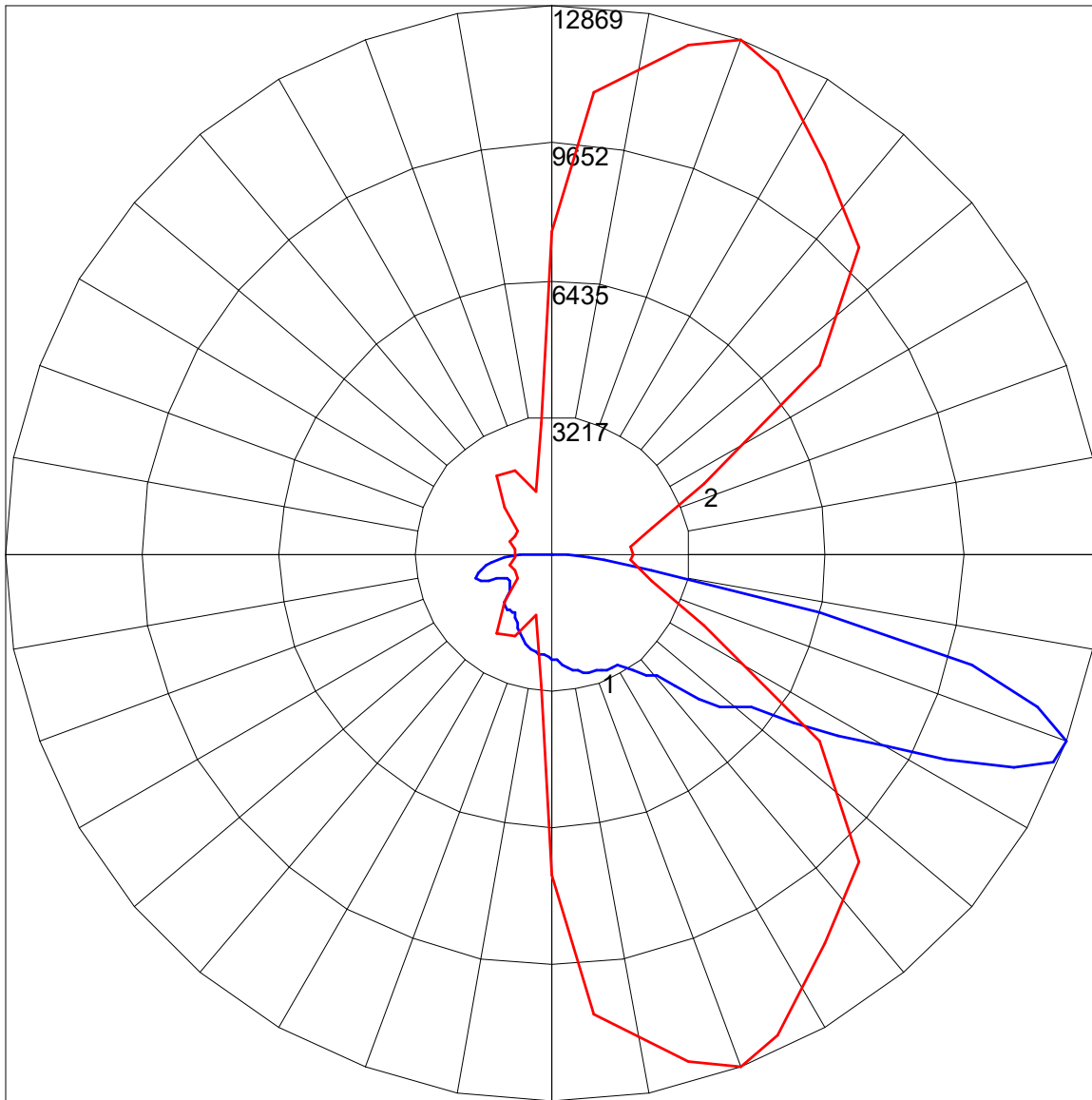
IES Classification	Type III
Longitudinal Classification	Medium
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	18726
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	115
Total Luminaire Watts	163
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	12869.082
Maximum Candela Angle	70H 70V
Maximum Candela (<90 Degrees Vertical)	12869.082
Maximum Candela Angle (<90 Degrees Vertical)	70H 70V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	2381.812 (12.7% Luminaire Lumens)

IES ROAD REPORT
PHOTOMETRIC FILENAME : DSX1_LED_P6_50K_T3M_MVOLT.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

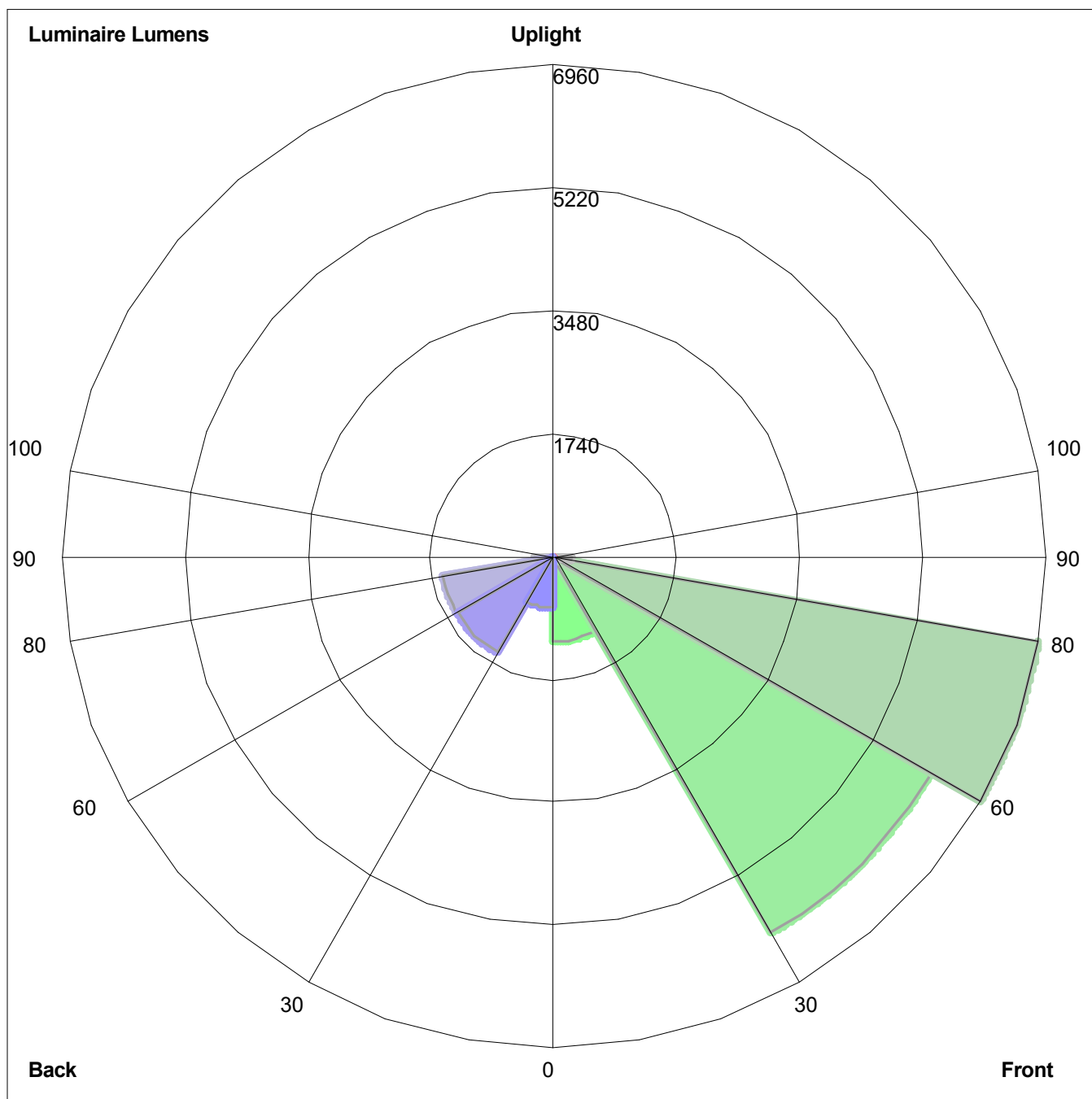
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	1204.0	N.A.	6.4
FM - Front-Medium (30-60)	6157.2	N.A.	32.9
FH - Front-High (60-80)	6960.5	N.A.	37.2
FVH - Front-Very High (80-90)	256.2	N.A.	1.4
BL - Back-Low (0-30)	732.0	N.A.	3.9
BM - Back-Medium (30-60)	1576.6	N.A.	8.4
BH - Back-High (60-80)	1584.9	N.A.	8.5
BVH - Back-Very High (80-90)	254.2	N.A.	1.4
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	18725.6	N.A.	100.0
BUG Rating	B3-U0-G3		

POLAR GRAPH



Maximum Candela = 12869.082 Located At Horizontal Angle = 70, Vertical Angle = 70
1 - Vertical Plane Through Horizontal Angles (70 - 250) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (70) (Through Max. Cd.)

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



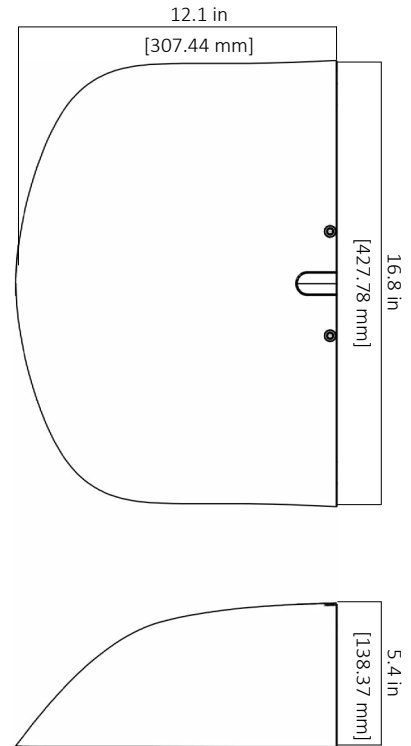
Luminaire Lumens:
 Front: Low= 1204.0, Medium=6157.2, High=6960.5, Very High=256.2
 Back: Low=732.0, Medium=1576.6, High=1584.9, Very High=254.2
 Uplight: Low=0.0, High=0.0

BUG Rating : B3-U0-G3

Eseta™ LED Wall Sconce ES

Luminaire Data

Weight 9.9 lbs [4.5 kg]
14.6 lbs [6.5kg] with EM, MS options



Ordering Information

Sample Catalog No. ES1 24H MV NW W BK 700 EM

Product	No. & Type of LEDs	Voltage	Color Temperature ¹	Distribution	Finish ²	Drive Current ³	Options
ES1	24H 48H	MV 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	W Wide FT Forward Throw	BK Black DB Dark Bronze GY Gray WH White	350 350mA 530 530mA 700 700mA	PC Photo Control MSL2⁴ Motion Sensor, L2 Lens MSL3⁴ Motion Sensor, L3 Lens EM⁵ Emergency Battery System FSIR100 Motion Sensor Configuration Tool

Notes:

- Consult factory for other color temperatures.
- Consult factory for non-standard finish options.
- Factory set drive current, non-field adjustable. 700mA is not available for 48H version. Refer to performance data on page 2. Consult factory for other drive current options.
- Motion Sensor available with MV only. Motion Sensor default setting dims luminaire to 50% when no motion is detected for 5 minutes. Field adjustable settings available using FSIR100 option.
- Emergency Battery System available with MV only. 3-year limited warranty on Emergency Battery System.

Eseta™ LED Wall Sconce

ES

Luminaire Specifications

Housing

Die cast aluminum housing with back mounting plate and outdoor rated cable. Back mounting plate includes novel hanging features to allow one-person installation. Knockouts on the top and bottom of the housing allow conduit entry. Electrical components are accessed behind gasketed optical cover.

Light Emitting Diodes

Hi--flux/Hi-power white LEDs are tested in accordance with IES LM--80 testing procedures. Warm White (3000K), Neutral White (4000K) and Cool White (5000K) with minimum 70 CRI are standard. LEDs are 100% mercury and lead free.

Optical Systems

The OMNILENS™ system creates a low brightness source to reduce glare with precise Wide or Forward Throw distributions. Lens cover is UV stabilized, vandal-resistant polycarbonate. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0).

Electrical

Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Transient voltage complies with ANSI C62.41 Cat. A. Integral surge protector is tested per ANSI/IEEE C62.45 procedures based on ANSI/IEEE C62.41.2 definitions for standard and optional waveforms for Location Category C High.

Finish

Housing receives a fade and abrasion resistant epoxy polyester powder coat. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish tested 5000 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations and emergency lighting in the United States and Canada. Ambient operating temperature is -40°C to 40°C with no accessories installed. Entire fixture maintains an IP66 and IK10 rating. DesignLights Consortium™ 3000K, 4000K and 5000K qualified product. Assembled in the United States.

Photometry

Luminaires are photometrically tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Lumen Maintenance

Models	TM-21 Lumen Maintenance (hours) at 25°C	
	At 50,000	At 100,000
ES1-24H	99%	97%
ES1-48H	97%	93%

Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on motion sensor and photo control. 3-year limited warranty on Emergency Battery System.

Performance Data

All data nominal, consult factory for IES files or LM-79 reports.

CCT	Two Distributions		Wide Distribution			Forward Throw Distribution		
	No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)
3000K	24H	350	30	3205	108	28	3146	112
		530	45	4690	103	43	4604	108
		700	56	5641	101	53	5537	104
	48H	530	83	8826	106	81	8751	108
4000K	24H	350	29	3301	115	30	3471	117
		530	44	4541	104	43	4548	105
		700	59	5771	99	59	5738	98
	48H	530	82	8707	106	83	8466	102
5000K	24H	350	29	3730	130	30	3922	132
		530	44	5131	118	43	5139	119
		700	58	6521	112	56	6260	112
	48H	530	82	9839	120	84	9585	115

IES ROAD REPORT

PHOTOMETRIC FILENAME : IES ES1-24H-MV-NW-W-XX-350 082115.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST] L081501201
[TESTLAB] LIGHT LABORATORY, INC.
[ISSUEDATE] 8/21/2015
[MANUFAC] LEOTEK ELECTRONICS USA LLC
[LUMCAT] ES1-24H-MV-NW-W-XX-350
[LUMINAIRE] LED WALLS SCONCE 12"L X 16.75"W X 5.5"H
[BALLASTCAT] LITEON PA-1650-83SL
[LAMPPOSITION] 0,0
[LAMPCAT] N/A
[OTHER] INDICATING THE CANDELA VALUES ARE ABSOLUTE AND
[MORE] SHOULD NOT BE FACTORED FOR DIFFERENT LAMP RATINGS.
[INPUT] 120VAC, 28.71W
[TEST PROCEDURE] IESNA:LM-79-08

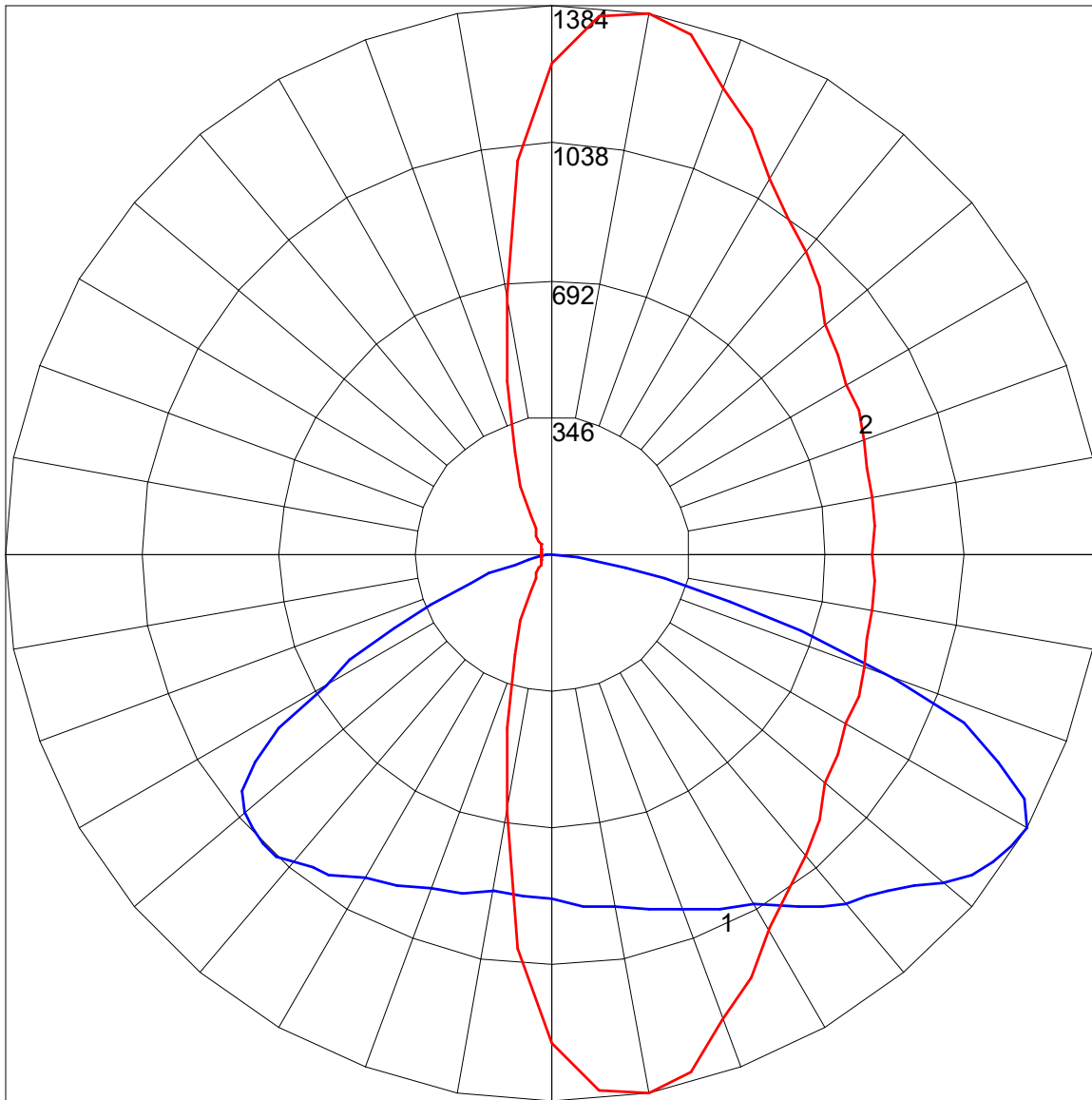
CHARACTERISTICS

IES Classification	Type III
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	3301
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	115
Total Luminaire Watts	28.71
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	1384.33
Maximum Candela Angle	80H 60V
Maximum Candela (<90 Degrees Vertical)	1384.33
Maximum Candela Angle (<90 Degrees Vertical)	80H 60V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	417.71 (12.7% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

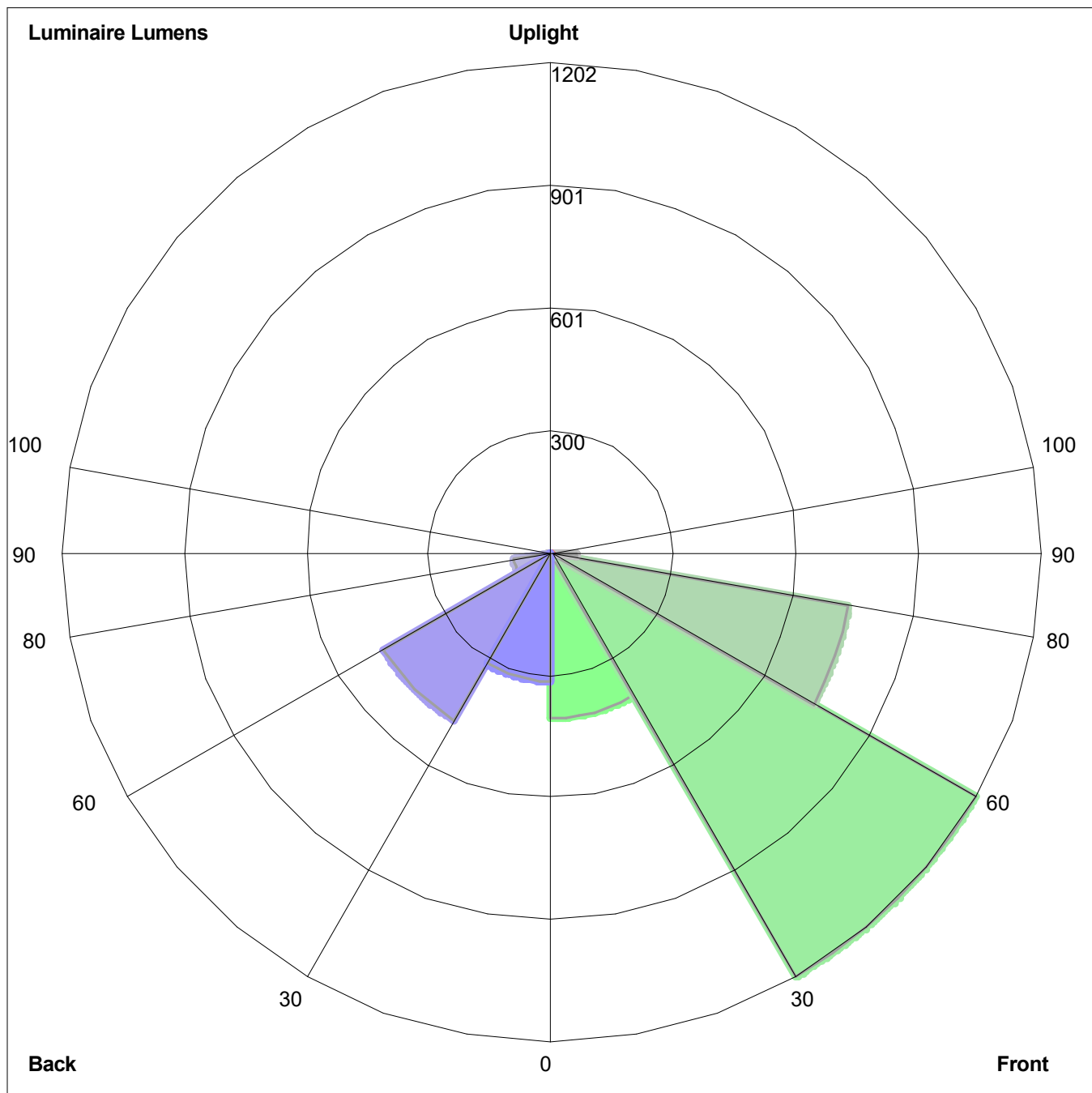
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	405.4	N.A.	12.3
FM - Front-Medium (30-60)	1201.7	N.A.	36.4
FH - Front-High (60-80)	742.1	N.A.	22.5
FVH - Front-Very High (80-90)	63.7	N.A.	1.9
BL - Back-Low (0-30)	314.8	N.A.	9.5
BM - Back-Medium (30-60)	473.6	N.A.	14.3
BH - Back-High (60-80)	93.3	N.A.	2.8
BVH - Back-Very High (80-90)	5.9	N.A.	0.2
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	3300.5	N.A.	100.0
BUG Rating	B1-U0-G1		

POLAR GRAPH



Maximum Candela = 1384.33 Located At Horizontal Angle = 80, Vertical Angle = 60
1 - Vertical Plane Through Horizontal Angles (80 - 260) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (60) (Through Max. Cd.)

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=405.4, Medium=1201.7, High=742.1, Very High=63.7
Back: Low=314.8, Medium=473.6, High=93.3, Very High=5.9
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G1

CATALOG #	TYPE
JOB NAME	VOLTAGE

Surface Vandal 12" Downlight • LED

Up to 90,000 Hour Life

LM-80 Qualified • LM-79 Certified Photometry

LSV-12487-1500L
LSV-12487-1000L
LSV-12487-500L

LEGACY PARK PHASE 2
TYPE C



Specifications

Delivered System Performance*

- Lumen Series: **MUST SPECIFY**
 - 1500L: 1500 nominal lumens (20W).
 - 1000L: 1000 nominal lumens (11W).
 - 500L: 500 nominal lumens (5W).
- Distribution: WFL standard.
- Color temperature: 3500°K standard.
Optional: -27K, -30K or -41K.
- CRI: 80+ standard. Optional: -HC (90+).
- 90,000 hour life (L70).
- Fully sustainable: removable for servicing.

Thermal Management System

- All aluminum proprietary heat sink, components and housing maximize cool operation and long life while minimizing maintenance.

Thermal Management System

- All aluminum proprietary heat sink, components and housing maximize cool operation and long life while minimizing maintenance.

LED Power Supply - INTERNAL

- Suitable for outdoor / indoor use: -30°C (-22°F) to 60°C (140°F).
- 120-277V / 50-60Hz standard. Load insensitive.
- 0-10V CCR dimming standard. (100-10%)**

Trim Assembly

- Vandal resistant white flat seamless aluminum, one piece self-flanged trim.
- Flush center pin tamperproof hex screws and captive nuts secure trim to housing.
- High strength prismatic acrylic above 1/8" clear flat polycarbonate.
- Tamperproof tool included.

Aluminum Housing

- Seamless white acrylic enameled. Rustproof: Exceeds 1000 hour ASTM 5% salt spray test.
- No visible cylinder hardware.
- Cool operation: Extends life of all components.
- Fully sustainable: Entire luminaire, including LED light engine, is modular, easily visible and serviced through aperture.
- Lightweight: minimizes ceiling load.

Installation

- Center point mounting for snug fit to ceiling. Mounting hardware furnished.
- Indoor or outdoor for covered ceiling use (see Option -89).

UL, C-UL (Canada) Listings

- Wet, damp or dry locations, covered ceilings. (See Option -89)

CE & FCC Compliance

- Meets IEC/EN 60601-1-2 electromagnetic compatibility standard for medical electrical equipment.
- FCC Part 15 certified for EMI/RFI emissions.

5 Year **FIVE YEAR Limited Warranty**

- Complete standard fixture.

MUST SPECIFY		OPTIONAL	Ordering Example: LSV-12487-1500L-120-30K-94
Product Number	Voltage	Options	
LSV-12487-1500L LSV-12487-1000L LSV-12487-500L	-120 (120 volts) -277 (277 volts) -97 (Specify other)	See "Options" below	

Options

Input Power: SPECIFY

- 120 120V (50-60Hz) input.
- 277 277V (50-60Hz) input.
- 97 Specify other voltage. Consult factory.

LED Power Supply

- 29 **Two wire** full range (100-1%) PWM dimming instead (Lutron). 120V only. Not available with Option -EI.
- 39 **Three wire** full range (100-1%) PWM dimming instead (Lutron).
- D1 0-10V 1.0% dimming instead.
- D2 0-10V 0.1% dimming instead.
- D3 DALI 1.0% dimming instead.
- D4 DALI 0.1% dimming instead.

- ERH REMOTE emergency battery pack. Delivers 1000 lumens. Run time: 90+ minutes. CEC Compliant.

Color (CCT and CRI)

- 27K Color temperature 2700°K instead.
- 30K Color temperature 3000°K instead.
- 41K Color temperature 4100°K instead.
- HC 90+ CRI instead. 2700° or 3000°K only.

Lens and Trim

- 23 Frosted microprismatic lens instead.
- 46 Gasket between trim and lens.
- CF Custom color filter (Rosco). Specify.

Luminaire (Housing) Finishes

- 35 Silver (natural aluminum) acrylic enamel.
- 37 Dark Bronze acrylic enamel.
- 38 Black acrylic enamel.

- 94 Custom color/finish. Specify. Consult factory.
- WA White acrylic (flat) diffuser instead.

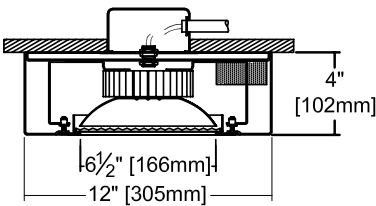
Mounting

- 80 2" collar for mounting beneath surface outlet box. 1/2" T.S. KO's. Must add Option -89 for wet label listing.
- 89 Sealed top WeatherCap. Must add to Option -80 for wet label listing.

Other

- 99 Special modification. Consult factory.
- FS Single in-line fuse. Not for use with Option -EI.

Dimensions



Detailed Photometry - Installed Fixture

Photometry from I.T.L., Boulder, CO

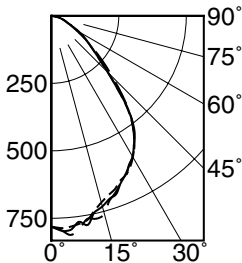
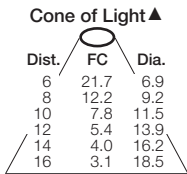
Photometric testing done in accordance with IESNA LM-79-08

-1500L STANDARD (WFL)

Lumens: 1429
Beam: ~58°
SC: 1.2
LPW: 68
Efficiency: 70.7%
ITL Test: 87225



Total System Watts 20.9



CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	781	781	781	781	781
5	785	802	815	806	797
15	716	727	761	726	731
25	651	646	656	654	649
35	533	535	533	538	539
45	296	305	321	304	298
55	160	164	160	163	160
65	77	83	76	83	76
75	37	36	39	37	37
85	7	7	7	7	7
90	0	0	0	0	0

LUMEN SERIES	LUMEN FACTOR	WATTAGE FACTOR	LPW FACTOR
-1000L	0.579	0.495	1.17
-500L	0.306	0.245	1.28

LM-80 Qualified • LM-79 Certified Photometry

* LED manufacturers maintain a tolerance of ±7% on flux (lumens) and power (electrical) measurements. Kirlin photometrics are actual test data from Independent Testing Laboratories (ITL) where photometry was measured from 2022 (~1500L) lumen light engines (within the established tolerance).

▲ Cone of Light Key
(Dia. (in ft.) shown is where FC value is half the FC at nadir.)
Ft. Distance from fixture
FC Footcandles at nadir (0°)
Dia. Circle of light at 50% of FC

SUBMITTAL DATA

APPROVAL STAMP

JOB NAME

TYPE

CATALOG NUMBER

VOLTAGE



LIMITED WARRANTY: CATALOGED KIRLIN FIXTURES ARE WARRANTED FREE OF DEFECTS IN WORKMANSHIP OR MATERIAL FOR FIVE YEARS FROM DATE OF PURCHASE. INSTALLATION TO N.E.C. IN NORMAL USE. Manufacturer at the option will replace or repair such fixture or refund the purchase price on presentation of proof of purchase and defective fixture at the offices of manufacturer within five years of original shipment. Liability of manufacturer is limited to the foregoing, and manufacturer shall not be liable for any other damages, direct or indirect, sustained or suffered by purchaser or any person. This warranty is supplied to the buyer in place of all other warranties, expressed or implied. Seller does not warrant as to merchantability or fitness for a particular use, nor will any oral statement constitute a warranty or amend the specific warranty. Abnormal use, abuse of the fixture, improper installation, or repair or modification of the fixture without prior written authorization from the manufacturer will render the warranty void.



735 ARLINGTON AVE N, STE 308
ST PETERSBURG, FL 33701
PH. 352-238-6366

www.hdceng.com

IES ROAD REPORT

PHOTOMETRIC FILENAME : LSV-12487-1500L.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]ITL87225-GONIOPHOTOMETRY
[TESTLAB]INDEPENDENT TESTING LABORATORIES, INC.
[ISSUE DATE]05/16/16
[MANUFACTURER]THE KIRLIN COMPANY
[LUMEN CATEGORY]LSV-12287-1500L-WFL
[LUMINAIRE]FABRICATED WHITE PAINTED METAL HOUSING, FABRICATED METAL HEAT
[MORE]SINK MOUNTING BRACKET, EXTRUDED FINNED METAL HEAT SINK, 1 WHITE
[MORE]CIRCUIT BOARD WITH 4 LEDS, SPUN SPECULAR METAL REFLECTOR AROUND
[MORE]LEDS. FABRICATED WHITE PAINTED METAL TRIM WITH CLEAR PRISMATIC
[MORE]FLAT PLASTIC UPPER LENS AND CLEAR FLAT PLASTIC LOWER LENS. UPPER
[MORE]LENS PRISMS DOWN.
[LAMP]FOUR WHITE LIGHT EMITTING DIODES (LEDS) EACH WITH CLEAR
[MORE]HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION.
[OTHER]INPUT ELECTRICAL: 120.0 VOLTS, 20.9 WATTS, 0.177 AMPS
[MOUNTING]SURFACE
[LEDDRIVER]THOMAS RESEARCH PRODUCTS LED25W-18-C1400-D, DRIVER HAS
[MORE]MULTIPLE LEADS, ONLY LINE INPUT AND LED OUTPUT LEADS CONNECTED FOR
[MORE]THIS TEST.
[NOTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED AT RATED INPUT
[MORE]VOLTAGE (120VAC, 60Hz) TO THE DRIVER.
[OTHER]TEST PROCEDURE: IESNA LM-79-08
[OTHER]TEST DISTANCE = 20.0 FEET
[ABSOLUTE LUMENS]1429

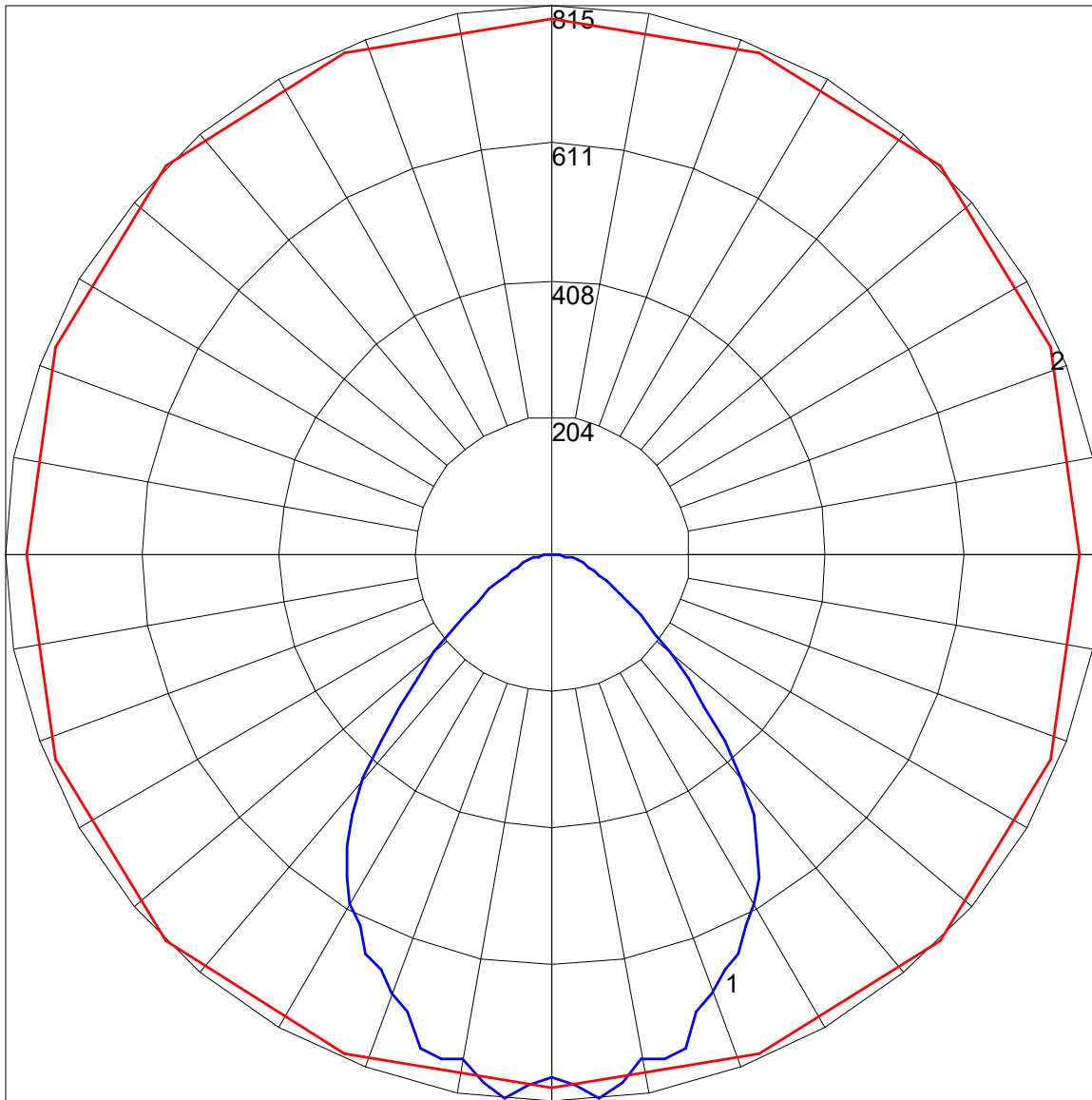
CHARACTERISTICS

IES Classification	Type VS
Longitudinal Classification	Very Short
Lumens Per Lamp	1429 (1 lamp)
Total Lamp Lumens	1429
Luminaire Lumens	1429
Downward Total Efficiency	100 %
Total Luminaire Efficiency	100 %
Luminaire Efficacy Rating (LER)	68
Total Luminaire Watts	20.9
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	815
Maximum Candela Angle	45H 5V
Maximum Candela (<90 Degrees Vertical)	815
Maximum Candela Angle (<90 Degrees Vertical)	45H 5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Lamp Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	20 (1.4% Lamp Lumens)
Cutoff Classification (deprecated)	Full Cutoff

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

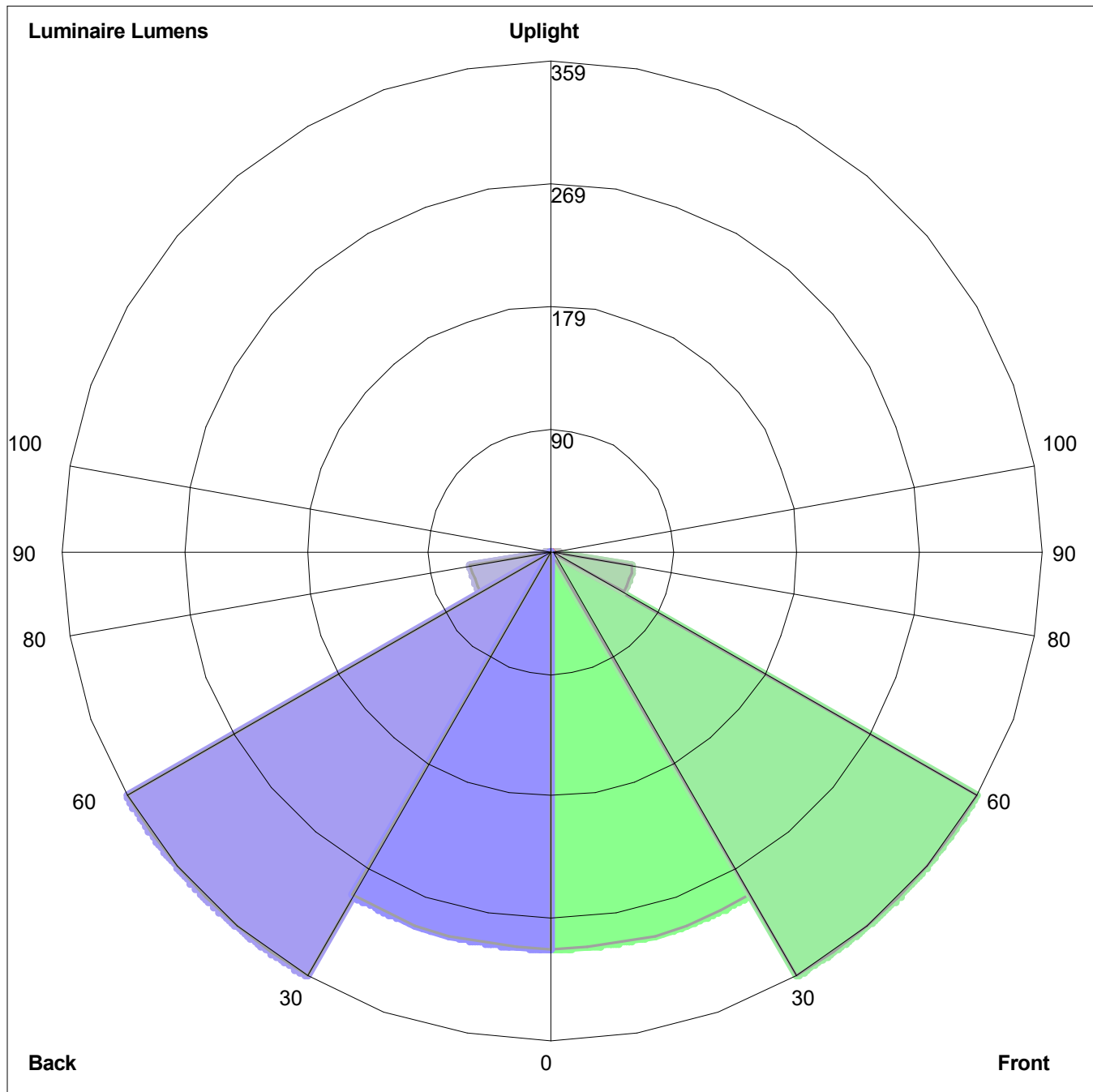
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	291.0	20.4	20.4
FM - Front-Medium (30-60)	358.8	25.1	25.1
FH - Front-High (60-80)	60.2	4.2	4.2
FVH - Front-Very High (80-90)	4.5	0.3	0.3
BL - Back-Low (0-30)	291.0	20.4	20.4
BM - Back-Medium (30-60)	358.8	25.1	25.1
BH - Back-High (60-80)	60.2	4.2	4.2
BVH - Back-Very High (80-90)	4.5	0.3	0.3
UL - Uplight-Low (90-100)	0.0	0.0	0.0
UH - Uplight-High (100-180)	0.0	0.0	0.0
Total	1429.0	100.0	100.0
BUG Rating	B1-U0-G0		

POLAR GRAPH



Maximum Candela = 815 Located At Horizontal Angle = 45, Vertical Angle = 5
1 - Vertical Plane Through Horizontal Angles (45 - 225) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (5) (Through Max. Cd.)

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=291.0, Medium=358.8, High=60.2, Very High=4.5
Back: Low=291.0, Medium=358.8, High=60.2, Very High=4.5
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G0

STORMWATER MANAGEMENT SYSTEM REPORT FOR



Legacy Park Phase 2 Alachua, Florida

Submitted to:

Suwannee River Water Management District
City of Alachua
Alachua County Public Works

Prepared for:

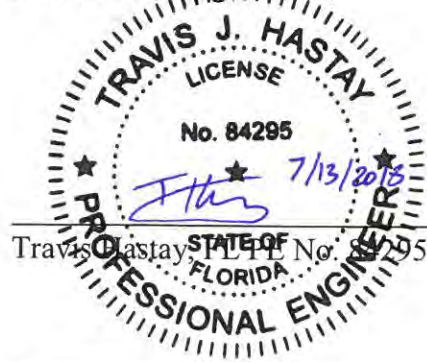
City of Alachua
P.O. Box 9
Alachua, FL 32616

July 18, 2018

17-0373

Engineer's Certification Statement

I hereby certify that the design of the stormwater management systems for the project known as Legacy Park Phase 2 has been designed substantially in accordance with the City of Alachua and Suwannee River Water Management District applicable rules and regulations.



Date

Contents	Page
Introduction.....	2
Design Criteria	2
Site Characteristics.....	3
Drainage Analysis	6
Summary and Conclusions.....	12

Figures

- 1 Project Location Map
- 2 USGS Quadrangle Map
- 3 Aerial Map
- 4 NRCS Soils Map
- 5 FEMA Flood Map
- 6 Pre-Development Drainage Map
- 7 Post-Development Drainage Map

Appendices

- A. Drainage Calculations and Computer Model Output
- B. Operation and Maintenance Requirements and Erosion and Sedimentation Control Requirements
- C. Geotechnical Reports

Introduction

The Legacy Park Phase 2A project proposes the construction of an amphitheater building with restrooms, a concession area and 2 soccer fields with associated driveway, parking, stormwater management facilities, utility infrastructure, and related improvements. Existing Phase 1 improvements are permitted with the Suwannee River Water Management District under ERP No. 001-226859-1. The proposed development encompasses ± 17.83 ac. of a ± 105 ac. master site located at 14905 Peggy Road, Alachua, Florida, west of the existing Hal Brady Recreation Complex. This analysis also accounts for the future phase Legacy Park Phase 2B, which proposes the construction of an additional soccer field, concession area and additional on-site parking.

The project is located on tax parcel #03870-000-000, according to the Alachua County Property Appraiser's website. Figure 1 provides a Location Map and Figure 2 depicts the site on a portion of the Alachua USGS quadrangle map. It is located in Sections 15 and 22, Township 8 South, Range 18 East.

Refer to the accompanying engineering plans for details about the proposed construction.

Design Criteria

The design criteria for the proposed Stormwater Management Facilities are based upon the criteria set forth by the City of Alachua (CoA) and Suwannee River Water Management District (SRWMD) for dry retention system design in a closed watershed. The criteria met by this report are:

1. Provide Water Quality Treatment Volume (WQTV) – If the project area falls within a stream, coastal, or open-lake watershed and the discharge is to any class of surface water other than an Outstanding Florida Water, the minimum stormwater treatment volume shall be runoff from the first 1.0 inch of rainfall from the design storm (SRWMD) or 0.5 inch of runoff from the drainage area (CoA), whichever is greater. WQTV must be recovered within 72 hours (SRWMD).
2. Provide Discharge Rate and Volume Attenuation – Attenuate the post-development peak discharge rate and volume to be less than the pre-development peak discharge rates and volumes for the 100 year - 1 hour, 100 year - 2 hour, 100 year - 4 hour, 100 year - 8 hour, 100 year - 24 hour, 100 year - 72 hour, 100 year - 168 hour, and 100 year - 240 hour storm events (SRWMD and CoA).
3. Provide Volume Recovery – Retention systems must have one-half of the total volume available within 7 days following the end of the design storm event, and the total volume must be recovered within 30 days following the end of the storm event. Alternatively, if recovery requirements cannot be met, back to back storms can be routed through the system (SRWMD).
4. Freeboard: Retention ponds shall have a freeboard of 1 foot above the maximum stage in order to function properly during storms greater than the design storm (SRWMD).

The City of Alachua and the SRWMD require that best management practices (BMPs) be employed to control erosion, sedimentation and an operation and maintenance entity be established.

Site Characteristics

Physical characteristics of the site are described in the following sections. Additional details are provided in the accompanying Engineering plans.

Site Topography

In pre-development, the entirety of the Legacy Park site is undeveloped open space with scattered trees. A high point of EL. ± 154.0 exists near the site's western boundary, and the topography slopes gently downwards to the north, east and south to low points of EL. ± 81.0 . The topography of the site has three main watersheds.

Pre-Development Drainage

Runoff from Pre-Development Watershed #1 slopes from the northwest to the east at $\pm 2.5\%$. Runoff from this drainage area consists of sheet flow and shallow concentrated flow conveying from northwest to east across the site, ultimately discharging to the adjacent property to the east. Pre-Development Watershed #1 contains ± 49 AC of offsite areas to the north and northwest of the site.

Runoff from Pre-Development Watershed #2 consists of sheet flow and shallow concentrated flow conveying from northwest to south across the site, ultimately discharging to the existing swale running along the north side of Peggy Road. Runoff in the swale flows to the west to a nearby culvert that takes it south of Peggy Road. Pre-Development Watershed #2 contains ± 1.81 ac. of offsite area west of the site.

Runoff from Pre-Development Watershed #3 consists of sheet flow and shallow concentrated flow conveying from northwest to south across the site, ultimately discharging to the existing swale running along the north side of Peggy Road. Runoff in the swale flows to the east to an existing low spot.

Refer to Figure 6 for information on the pre-development drainage patterns.

Post-Development Drainage

The drainage characteristics in the post-development condition generally follow the same pattern as the pre-development condition. The site has been delineated into six watersheds, Post-Development Watershed #1, Post-Development Watersheds #2A & 2B and Post-Development Watersheds #3A & 3B.

Post-Development Watershed #1 corresponds to the majority of Pre-Development Watershed #1 and follows the same drainage patterns as pre-development. There are no improvements proposed in Phase 2A or 2B within Post-Development Watershed #1.

Post-Development Watershed #2A contains the majority of the southern half of the entry drive from Peggy Road to the existing Recreation Center, as well as the proposed amphitheater, a majority of the proposed parking, and a portion of the proposed soccer fields. Stormwater runoff from this drainage area will flow via sheet flow, shallow concentrated flow and channelized flow to the stormwater conveyance system and into SMF-1. SMF-1 is an existing dry retention facility permitted and constructed with Phase 1 that discharges to the existing swale along Peggy Road during intense storm events. This project proposes to modify the discharge from the SMF, creating two distinct separate discharges to Peggy Road that are designed to flow to the west and the east to match the drainage patterns of Pre-Development Watershed #2 and Pre-Development Watershed #3, respectively.

Post-Development Watershed #2B consists of area west and north of the existing entry drive from Peggy Road, including ± 1.81 ac. of offsite area. Runoff from this drainage area flows via sheet flow, shallow concentrated flow and channelized flow into the stormwater conveyance system and into SMF-4. SMF-4 is designed as a dry retention facility and discharges to the existing swale along Peggy Road that ultimately conveys runoff to the west.

Post-Development Watershed #3A consists of the open space south of the entry drive and north of Peggy Road. No improvements are proposed within this drainage area, and stormwater runoff will flow to the swale along Peggy Road and subsequently to the east as in pre-development conditions.

Post-Development Watershed #3B consists of the remainder of the entry drive to the Recreation Center and a portion of the Recreation Center's parking area. Stormwater runoff from the entry drive portion of this drainage area will collect in swales along the drive and discharge into SMF-2. Stormwater runoff from the parking area portion of this drainage area will collect in a storm inlet and discharge into SMF-2. SMF-2 is an existing dry retention facility permitted and constructed with Phase 1 that discharges to the existing SMF-3. Infiltration rates for SMF-2 prevent recovery of the WQTV and therefore WQTV for this drainage area has been provided in SMF-3. Watershed 3B is reduced with Phase 2A, so no impacts are expected or proposed to SMF-2 with Phase 2A or 2B.

Post-Development Watershed #3C consists of the Recreation Center, a portion of the parking area and drop-off area as well as the remainder of the proposed soccer field area to the south. Stormwater runoff from this drainage area will collect in inlets and downspouts and be directed to SMF-3. SMF-3 is an existing dry retention facility that discharges to the existing swale along Peggy Road during intense storm events. SMF-3 is proposed to be expanded with Phase 2A. Additionally, the discharge structure will be modified. Discharge to Peggy Road is designed to flow to the east to match the drainage patterns of Pre-Development Watershed #3.

Refer to Figure 7 for information on the post-development drainage patterns. Refer to Appendix A and the accompanying engineering plans for additional details about the proposed stormwater management system.

Soils Information

The National Resource Conservation Service (NRCS) Soil Survey for Alachua County describes the near surface soil profile as *Millhopper sand (0 to 5 percent slopes)* with a hydrologic soil group rating of 'A', *Arredondo fine sand (5 to 8 percent slopes)* with a hydrologic soil group rating of 'A', *Fort Meade fine sand (0 to 5 percent slopes)* with hydrologic soil group rating of 'A', *Lochloosa fine sand (5 to 8 percent slopes)* with a hydrologic soil group rating of 'B', *Norfolk loamy fine sand (2 to 5 percent slopes)* with a hydrologic soil group rating of 'B', and as *Bivans sand (0 to 5 percent slopes)* with a hydrologic soil group rating of 'C'. Refer to Figure 4 for the NRCS Soils Map.

A site-specific soils investigation was conducted by GSE Engineering & Consulting, Inc. in January 2016, and an additional supplemental investigation conducted in March 2016. Based on the Summary Report of Geotechnical Site Exploration, the following design parameters were determined and applied for the stormwater management facility calculations. Refer to Appendix C for further details.

Proposed Southern Stormwater Management Facility (SMF-1)

- Average elevation of ground at pond borings: 97' (NAVD 88)
- Base of mobilized aquifer: 16 ft below land surface (bls)
- Unsaturated vertical infiltration rate: 14 ft/day (7 ft/day used in calculations)
- Horizontal hydraulic conductivity: 20 ft/day (10 ft/day used in calculations)
- Fillable porosity: 25%
- Average seasonal high groundwater table: >15.5 ft bls

Proposed Central Stormwater Management Facility (SMF-2)

- Average elevation of ground at pond borings: 115' (NAVD 88)
- Base of mobilized aquifer: 7 ft bls
- Unsaturated vertical infiltration rate: 0.5 ft/day (0.25 ft/day used in calculations)
- Horizontal hydraulic conductivity: 1 ft/day (0.5 ft/day used in calculations)
- Fillable porosity: 20%
- Average seasonal high groundwater table: >6.5 ft bls

Proposed Southeastern Stormwater Management Facility (SMF-3)

- Average elevation of ground at pond borings: 92' (NAVD 88)
- Base of mobilized aquifer: 9.5 ft bls
- Unsaturated vertical infiltration rate: 11 ft/day (5.5 ft/day used in calculations)
- Horizontal hydraulic conductivity: 17 ft/day (8.5 ft/day used in calculations)
- Fillable porosity: 20%
- Average seasonal high groundwater table: >9 ft bls

Proposed Southwestern Stormwater Management Facility (SMF-4)

- Average elevation of ground at pond borings: 95' (NAVD 88)
- Base of mobilized aquifer: >15 ft bls
- Unsaturated vertical infiltration rate: 8.5 ft/day (4.25 ft/day used in calculations)

- Horizontal hydraulic conductivity: 13 ft/day (6.5 ft/day used in calculations)
- Fillable porosity: 25%
- Average seasonal high groundwater table: 15 ft bls

A safety factor of 2 was applied to the infiltration rate and hydraulic conductivity values for use in the analysis.

Drainage Analysis

The proposed SMF-1, SMF-3 and SMF-4 were designed to provide attenuation of discharge rates and volumes for the 100 year - 1 hour, 100 year - 2 hour, 100 year - 4 hour, 100 year - 8 hour, 100 year - 24 hour, 100 year - 72 hour, 100 year - 168 hour, and 100 year - 240 hour storm events. Additionally, the proposed SMF-1, SMF-3 and SMF-4 were designed to have one-half of the total volume available 7 days following the end of the design storm events as well as the total volume available within 30 days of the design storm events.

Appendix A contains details and calculations as well as a section for routing results, recovery analysis, hydraulic calculations, and general drainage calculations.

Analysis Methodology

The drainage analysis was conducted using the computer program ICPR (v3.10, Service Pack 11) to generate runoff hydrographs and route the runoff hydrographs through the proposed stormwater system with a groundwater mounding analysis. The required storm events were analyzed using SRWMD rainfall amounts for Alachua County (FDOT Zone 5) and FDOT distributions for the pre-development and post-development watersheds.

Calculations were completed to determine the runoff rates and volumes for the pre-development conditions. Calculations for Post-Development Watershed #1, Post-Development Watershed #2A (SMF-1), Post-Development Watershed #2B (SMF-4), Post-Development Watershed #3A, Post-Development Watershed #3B (SMF-2) and Post-Development Watershed #3C (SMF-3) were completed to demonstrate that the required water quality treatment volume, discharge rate and volume attenuation, and storm event recovery were met. Also, the routing results were analyzed to ensure that the peak stage of each storm event did not exceed the top of facility.

Unit Hydrograph Parameters

Unit hydrograph parameters required for the drainage analysis include run-off curve number (CN), time of concentration (T_c), and drainage area.

Values used in the Analysis are summarized as follows:

<u>Pre-Development Watershed #1:</u>	
Watershed Area =	80.46 AC.
Pasture Area (Good, Type 'A' Soil) =	31.37 AC.
*Offsite Residential Lots (2acre) =	49.09 AC.

CN = 47

$T_c = 19 \text{ min.}^1$

*Note: The offsite portion of this watershed is single family homes with type A (76%), B (7%) and C (17%) soils.

Pre-Development Watershed #2:

Watershed Area = 12.79 AC.

Impervious Area (Existing offsite home) = 0.10 AC.

Pasture Area (Good, Type 'A' Soil) = 12.69 AC.

CN = 39

$T_c = 14 \text{ min.}^1$

Pre-Development Watershed #3:

Watershed Area = 30.29 AC.

Impervious Area (Existing offsite home) = 0.00 AC.

Pasture Area (Good, Type 'A' Soil) = 30.29 AC.

CN = 39

$T_c = 12 \text{ min.}^1$

Post-Development Watershed #1:

Watershed Area = 76.62 AC.

Open Area (Good, Type 'A' Soil) = 27.53 AC.

*Offsite Residential Lots (2acre) = 49.09 AC.

CN = 48

$T_c = 19 \text{ min.}^1$

*Note: The offsite portion of this watershed is single family homes with type A (76%), B (7%) and C (17%) soils.

Post-Development Watershed #2A (SMF-1):

Watershed Area = 16.97 AC.

Impervious Area = 1.53 AC.

Future Impervious Area = 1.59 AC.

Open Area (Good, Type 'A' Soil) = 13.10 AC.

Stormwater Management Facility = 0.75 AC.

CN = 53

$T_c = 6 \text{ min.}^2$

Post-Development Watershed #2B (SMF-4):

Watershed Area = 15.31 AC.

Impervious Area = 0.42 AC.

Open Area (Good, Type 'A' Soil) = 14.25 AC.

Stormwater Management Facility = 0.65 AC.

CN = 43

$T_c = 17 \text{ min.}^1$

Post-Development Watershed #3A:

Watershed Area = 2.49 AC.

Open Area (Good, Type 'A' Soil) = 2.49 AC.

CN = 39

$T_c = 6 \text{ min.}^2$

Post-Development Watershed #3B (SMF-2):

Watershed Area = 2.04 AC.
Impervious Area = 0.48 AC.
Open Area (Good, Type 'A' Soil) = 1.48 AC.
Stormwater Management Facility = 0.08 AC.
CN = 54
 $T_c = 6 \text{ min.}^2$

Post-Development Watershed #3C (SMF-3):

Watershed Area = 11.41 AC.
Impervious Area = 3.51 AC.
Open Area (Good, Type 'A' Soil) = 7.12 AC.
Stormwater Management Facility = 0.78 AC.
CN = 61
 $T_c = 6 \text{ min.}^2$

1) The time of concentration was calculated using the TR-55 method.

2) The time of concentration was assumed to be 6 minutes.

Pond Storage

Stage-storage values for the proposed SMF-1, SMF-2, SMF-3 and SMF-4 are provided in Appendix A.

Water Quality Treatment Volume

Per SRWMD, the required WQTV for a dry retention system is 1.0 inch of rainfall from the design storm calculated using the rational method. Per the City of Alachua, the minimum required WQTV shall be the first 0.5 inches of runoff over the drainage area. For all SMFs, the CoA requirement resulted in a greater volume and was used as the minimum WQTV. The required WQTV for proposed SMF-1 is ±30,056 CF. The required WQTV for proposed SMF-3 is ±28,936 CF, which includes the required WQTV for both Post-Development Watershed #3B and #3C. The required WQTV for proposed SMF-4 is ±27,794 CF.

ICPR was used to model recovery of the WQTV. The WQTV information and routing results are summarized below in Table 1.

Table 1: Post-Development Water Quality Treatment

Basin ID	Required SRWMD (cf)	Required COA (cf)	Provided (cf)	Recovery (hrs)
SMF-1	24,643	30,803	77,949	< 3
SMF-2&3	27,150	28,936	30,205	< 4
SMF-4	14,126	27,794	30,236	< 6

Run-off and Facility Routing Results

The routing results for all pre and post-development watersheds are summarized below in Tables 2 and 3. The tables compare the discharge rates and volumes for the two different outfalls: Peggy Road West and Peggy Road East. Tables 4, 5, 6 and 7 show peak stages, time to half volume available and time to full volume available for the analyzed storm events for SMF-1, 2, 3 and 4 respectively.

Total post-development discharge rates and volumes did not exceed pre-development conditions for all storm events. All SMFs recovered half of their total volume within 72 hours of a storm event and are fully recovered within 30 days after the storm event. Detailed results can be found in Appendix A.

Table 2: Post-Development Watershed #2 Routing Results –Discharge to Peggy Road West

Storm Event	Discharge Rates (CFS)			Discharge Volumes (CF)		
	Pre	Post	Change	Pre	Post	Change
100YR-1HR	3.88	0.00	-3.88	4,443	0	-4,443
100YR-2HR	3.58	0.00	-3.58	13,155	0	-13,155
100YR-4HR	7.03	0.12	-6.91	30,928	556	-30,361
100YR-8HR	8.77	0.30	-8.47	53,448	5,053	-48,395
100YR-24HR	3.79	0.82	-2.97	123,144	33,933	-89,211
100YR-72HR	5.00	1.28	-3.72	200,637	139,087	-61,550
100YR-168HR	4.13	2.02	-2.11	269,375	219,804	-49,571
100YR-240HR	5.28	2.66	-2.62	336,065	318,032	-18,034

Table 3: Post-Development Watershed #3 Routing Results –Discharge to Peggy Road East

Storm Event	Discharge Rates (CFS)			Discharge Volumes (CF)		
	Pre	Post	Change	Pre	Post	Change
100YR-1HR	10.04	0.96	-9.08	10,454	1,045	-9,409
100YR-2HR	8.77	1.13	-7.64	30,971	7,187	-23,784
100YR-4HR	16.88	2.66	-14.22	73,834	35,850	-37,984
100YR-8HR	21.31	2.70	-18.61	127,282	81,022	-46,261
100YR-24HR	9.05	5.33	-3.72	291,939	256,089	-35,850
100YR-72HR	11.88	7.08	-4.80	475,370	463,783	-11,587
100YR-168HR	9.77	9.32	-0.45	638,110	626,001	-12,110
100YR-240HR	12.52	12.25	-0.27	795,841	792,879	-2,962

Table 4: Post-Development Watershed #2A (SMF-1) Routing Results – Peak Stage and Recovery

Storm Event	Peak Stage (FT)	Freeboard (FT) from 96.5	Time to ½ Volume Available (Days After Storm)	Time to Full Recovery (Days After Storm)
100YR-1HR	90.82	5.68	< 1.0	< 1.0
100YR-2HR	91.25	5.25	< 1.0	< 1.0
100YR-4HR	92.04	4.46	< 1.0	< 1.0
100YR-8HR	92.42	4.08	< 1.0	< 2.9
100YR-24HR	93.37	3.13	< 1.0	< 9.8
100YR-72HR	94.78	1.72	< 1.0	< 13.8
100YR-168HR	95.24	1.26	< 1.0	< 17.9
100YR-240HR	95.39	1.11	< 1.0	< 19.4

Table 5: Post-Development Watershed #3B (SMF-2) Routing Results – Peak Stage and Recovery

Storm Event	Peak Stage (FT)	Freeboard (FT) from 115.0	Time to ½ Volume Available (Days After Storm)	Time to Full Recovery (Days After Storm)
100YR-1HR	112.05	2.95	< 1.0	< 1.0
100YR-2HR	112.37	2.63	< 1.0	< 1.0
100YR-4HR	112.97	2.03	< 1.0	< 1.0
100YR-8HR	113.15	1.85	< 1.0	< 1.0
100YR-24HR	112.74	2.26	< 1.0	< 1.0
100YR-72HR	112.77	2.23	< 1.0	< 1.0
100YR-168HR	112.64	2.36	< 1.0	< 1.7
100YR-240HR	113.25	1.75	< 1.0	< 1.7

Table 6: Post-Development Watershed #3C (SMF-3) Routing Results – Peak Stage and Recovery

Storm Event	Peak Stage (FT)	Freeboard (FT) from 92.5	Time to ½ Volume Available (Days After Storm)	Time to Full Recovery (Days After Storm)
100YR-1HR	89.04	3.46	< 1.0	< 1.0
100YR-2HR	89.46	3.04	< 1.0	< 5.9
100YR-4HR	90.08	2.42	< 1.0	< 10.8
100YR-8HR	90.30	2.20	< 1.0	< 12.4
100YR-24HR	91.05	1.45	< 1.0	< 14.9
100YR-72HR	91.20	1.30	< 1.0	< 17.3
100YR-168HR	91.22	1.28	< 1.0	< 22.4
100YR-240HR	91.45	1.05	< 1.0	< 24.9

Table 6: Post-Development Watershed #2B (SMF-4) Routing Results – Peak Stage and Recovery

Storm Event	Peak Stage (FT)	Freeboard (FT) from 96.0	Time to ½ Volume Available (Days After Storm)	Time to Full Recovery (Days After Storm)
100YR-1HR	89.26	5.74	< 1.0	< 1.0
100YR-2HR	89.60	5.40	< 1.0	< 1.0
100YR-4HR	90.27	4.73	< 1.0	< 1.0
100YR-8HR	90.69	4.31	< 1.0	< 1.0
100YR-24HR	91.45	3.55	< 1.0	< 2.6
100YR-72HR	92.79	2.21	< 1.0	< 6.7
100YR-168HR	93.68	1.32	< 1.0	< 8.9
100YR-240HR	93.76	1.24	< 1.0	< 9.3

Summary and Conclusions

The proposed drainage system meets City of Alachua and SRWMD criteria for stormwater management facilities as follows:

1. Provide Water Quality Treatment Volume (WQTV) – SMF-1 has been designed to retain the first 0.5 inch of rainfall over from the drainage area and recover the WQTV within 72 hours for Post-Development Watershed #2A. SMF-3 has been designed to retain the first inch of runoff from rainfall from the design storm and recover the WQTV within 72 hours for Post-Development Watersheds #3B and #3C. SMF-4 has been designed to retain the first 0.5 inch of rainfall over the drainage area and recover the WQTV within 72 hours for Post-Development Watershed #2B (SRWMD and CoA).
2. Provide Discharge Rate and Volume Attenuation –SMF-1, SMF-3 and SMF-4 have been designed so that post-development discharge rates and volumes do not exceed the pre-development discharge rates and volumes for the 100 year - 1 hour, 100 year - 2 hour, 100 year - 4 hour, 100 year - 8 hour, 100 year - 24 hour, 100 year - 72 hour, 100 year - 168 hour, and 100 year - 240 hour storm events (SRWMD and CoA).
3. Provide Volume Recovery –SMF-1, SMF-3 and SMF-4 have been designed so that one-half of the total volume is available within 7 days following the end of all design storm events and the total volume available is recovered within 30 days following the end of all design storm events (SRWMD).
4. Freeboard: At least 1 foot of freeboard is provided for all design storms in all stormwater management facilities (SRWMD).

Based on the information provided, the project is eligible for approval by the City of Alachua and SRWMD.

Figure 1

Project Location Map

Project Location Map

LEGACY PARK

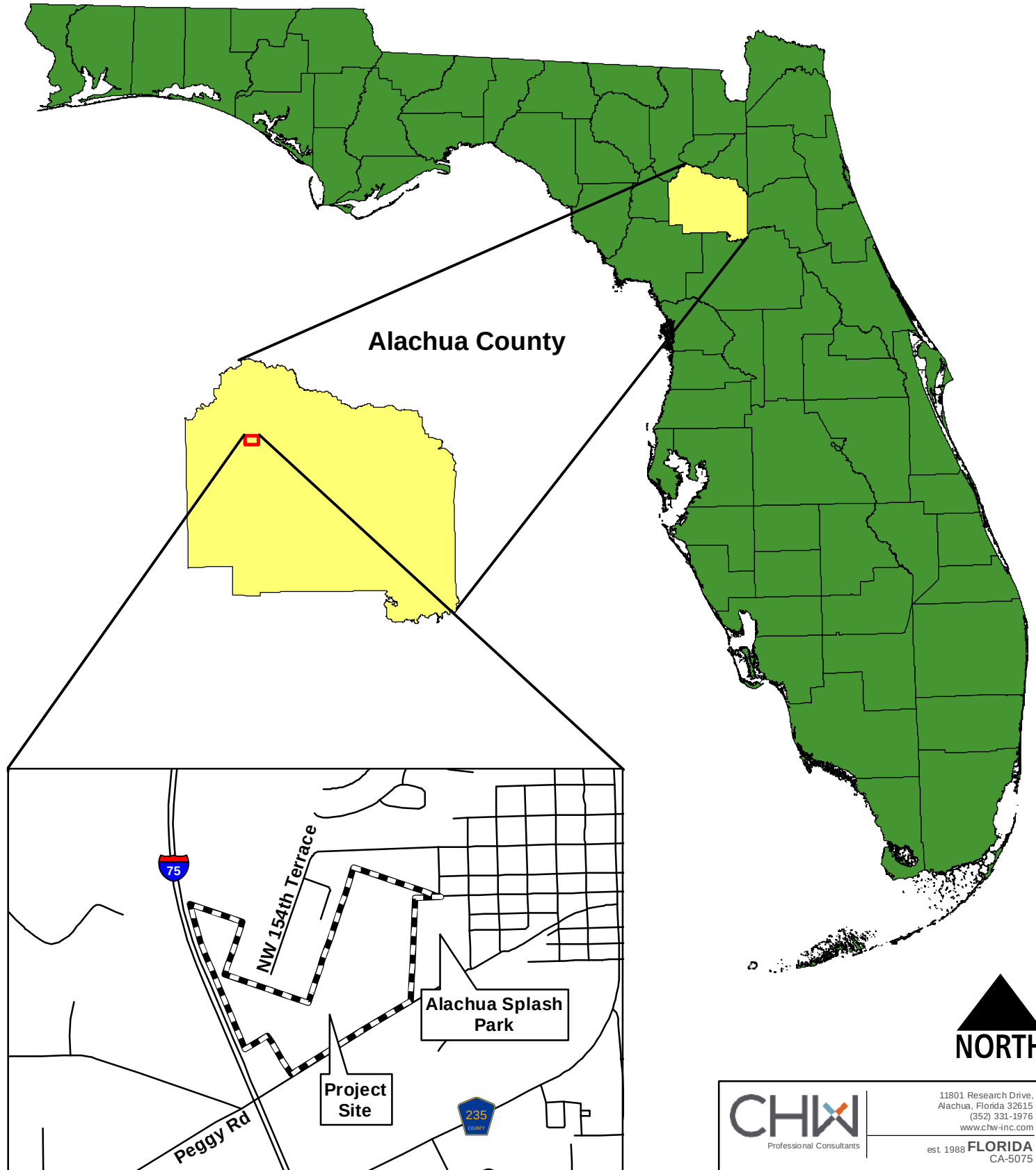
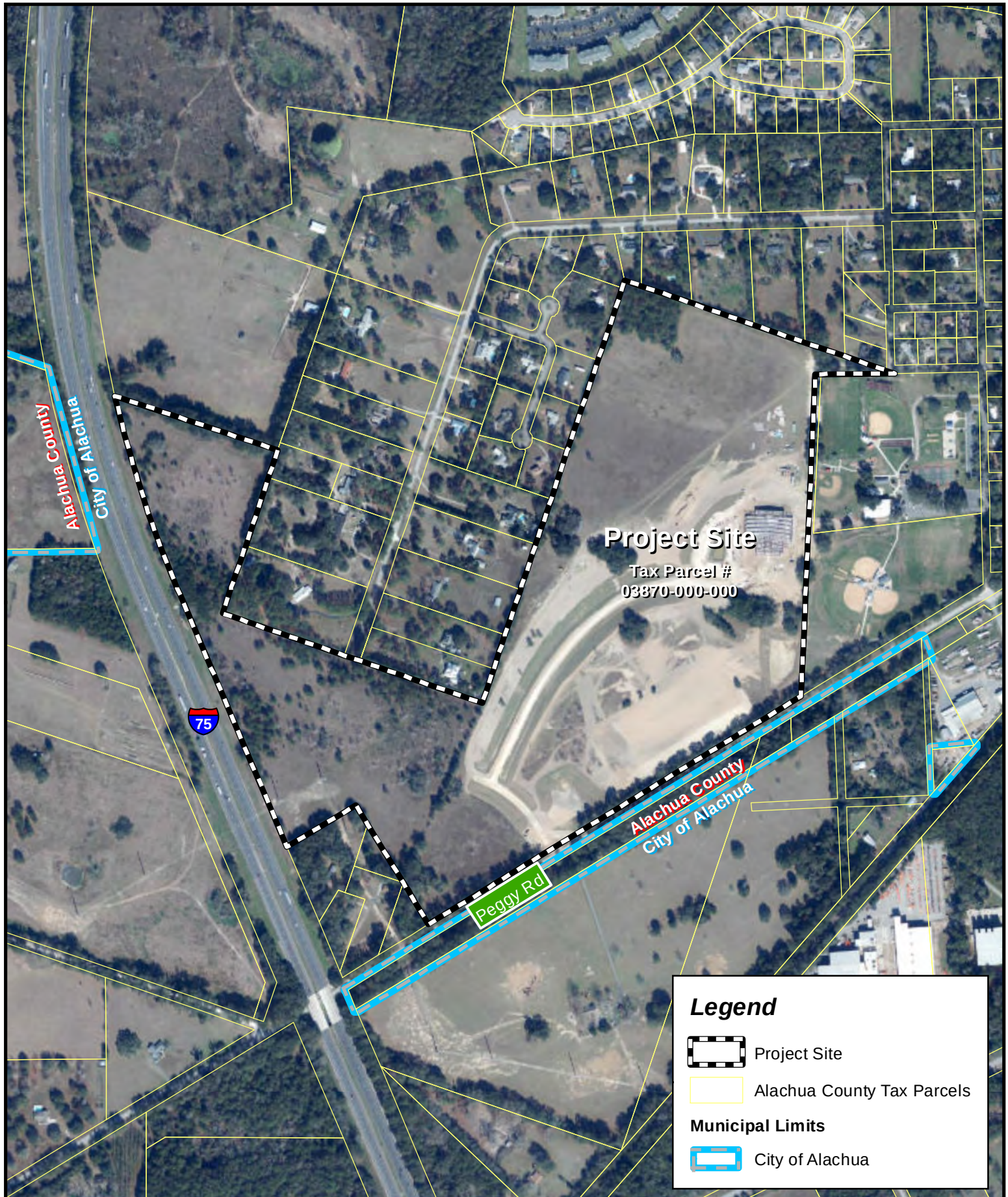


Figure 2

USGS Quadrangle Map

Figure 3

Aerial Map



Legend



Project Site



Alachua County Tax Parcels

Municipal Limits



City of Alachua



11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA**
CA-5075

LEGACY PARK Aerial Map

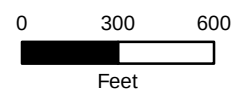


Figure 4

NRCS Soils Map

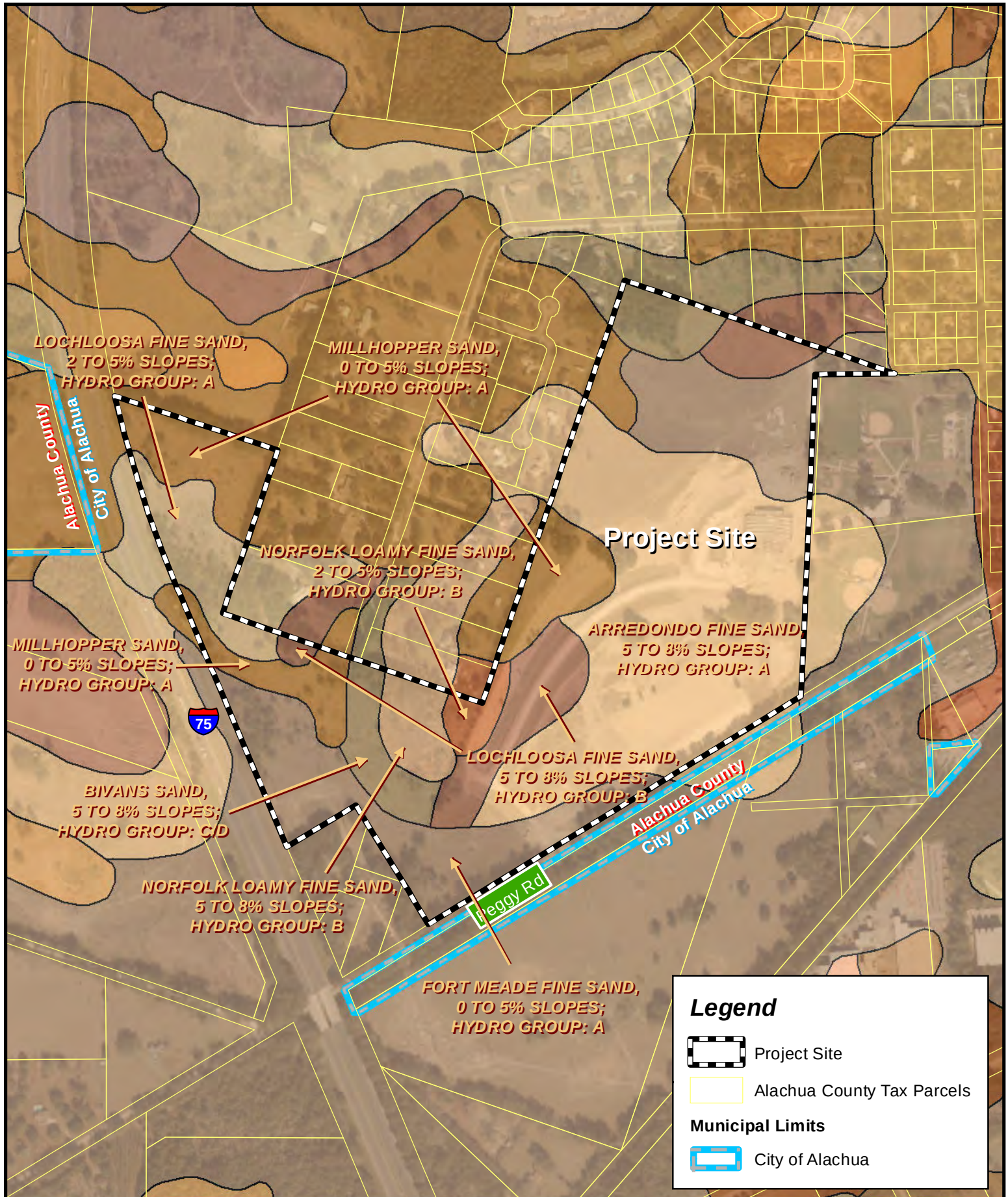
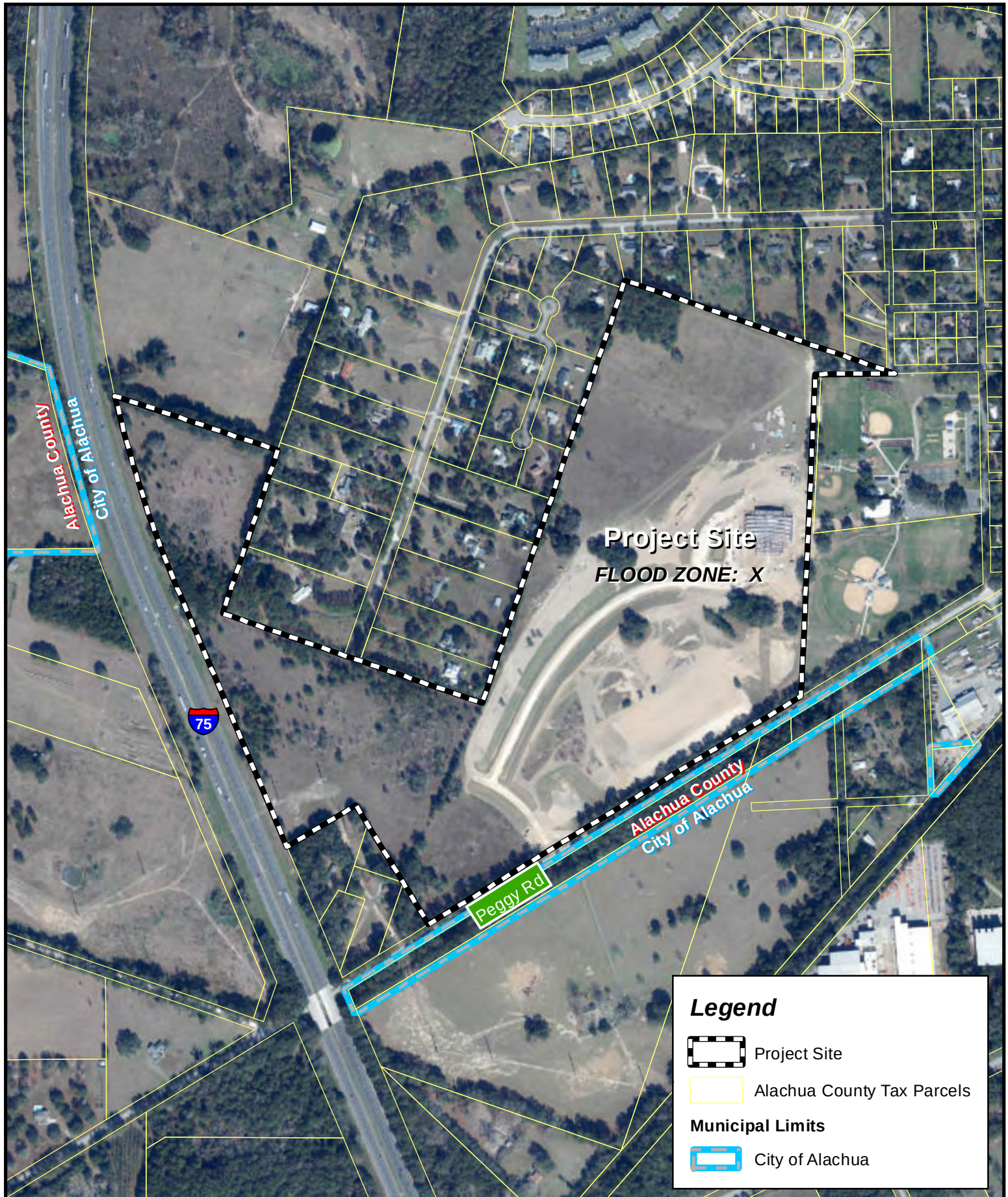


Figure 5

FEMA Flood Map



Legend



Project Site



Alachua County Tax Parcels

Municipal Limits



City of Alachua



11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA**
CA-5075

LEGACY PARK FEMA Map

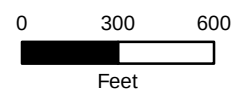
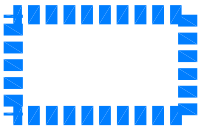


Figure 7

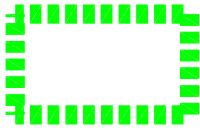
Post-Development Drainage Map

LEGEND

POST-DEVELOPMENT
WATERSHED #1:



POST-DEVELOPMENT
WATERSHED #2A:



POST-DEVELOPMENT
WATERSHED #2B:



POST-DEVELOPMENT
WATERSHED #3A:



POST-DEVELOPMENT
WATERSHED #3B:



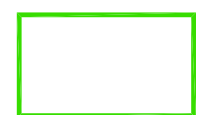
POST-DEVELOPMENT
WATERSHED #3C:



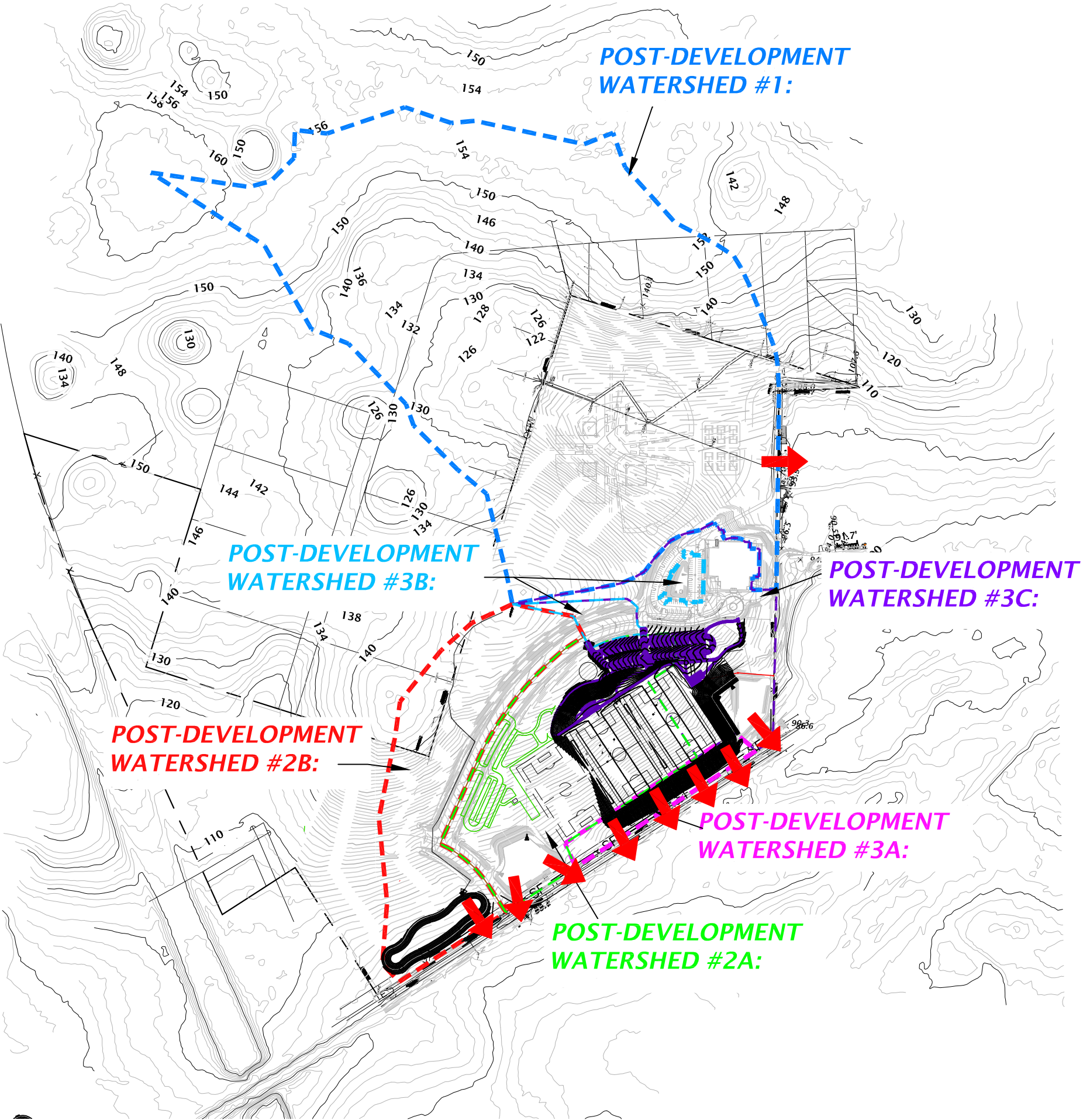
PROPOSED ONSITE
IMPERVIOUS AREA:



PROPOSED FUTURE
ONSITE IMPERVIOUS
AREA:



POST-DEVELOPMENT
DISCHARGE POINT:



Appendix A

Drainage Calculations and
Computer Model Output

CURVE NUMBER CALCULATIONS

Pre-Development Watershed #1:

Total Area:	3,504,958	s.f.	80.46	ac.	CN	CN * Area
Impervious Area (Existing)	0	s.f.	0.00	ac.	98	0.0
Pasture Area (Good, Type 'A' Soil):	1,366,656	s.f.	31.37	ac.	39	1223.6
*Residential 2acre lots (Good, Type A,B,C Soil):	2,138,302	s.f.	49.09	ac.	53	2582.1

Composite CN:

47

Time of Concentration: 19 minutes
(Time calculated using TR-55 method methodology)

*Note: The offsite portion of this watershed is single family homes with type A (76%), B (7%) and C (17%) soils.

Pre-Development Watershed #2:

Total Area:	557,246	s.f.	12.79	ac.	CN	CN * Area
Impervious Area (Existing offsite home)	4,500	s.f.	0.10	ac.	98	10.1
Pasture Area (Good, Type 'A' Soil):	552,746	s.f.	12.69	ac.	39	494.9

Composite CN:

39

Time of Concentration: 14 minutes
(Time calculated using TR-55 method methodology)

Pre-Development Watershed #3:

Total Area:	1,319,416	s.f.	30.29	ac.	CN	CN * Area
Impervious Area (Existing offsite home)	0	s.f.	0.00	ac.	98	0.0
Pasture Area (Good, Type 'A' Soil):	1,319,416	s.f.	30.29	ac.	39	1181.3

Composite CN:

39

Time of Concentration: 12 minutes
(Time calculated using TR-55 method methodology)

Post-Development Watershed #1:

Total Area:	3,337,704	s.f.	76.62	ac.	CN	CN * Area
Impervious Area:	0	s.f.	0.00	ac.	98	0.0
Stormwater Management Facility:	0	s.f.	0.00	ac.	100	0.0
Open Area (Good, Type 'A' Soil):	1,199,402	s.f.	27.53	ac.	39	1073.8
*Residential 2acre lots (Good, Type A,B,C Soil):	2,138,302	s.f.	49.09	ac.	53	2582.1

Composite CN: **48**

Time of Concentration: 19 minutes

*Note: The offsite portion of this watershed is single family homes with type A (76%), B (7%) and C (17%) soils.

Post-Development Watershed #2A (SMF-1):

Total Area:	739,278	s.f.	16.97	ac.	CN	CN * Area
Impervious Area:	66,627	s.f.	1.53	ac.	98	149.9
Future Impervious Area:	69,304	s.f.	1.59	ac.	98	155.9
Stormwater Management Facility:	32,861	s.f.	0.75	ac.	100	75.4
Open Area (Good, Type 'A' Soil):	570,486	s.f.	13.10	ac.	39	510.8

Composite CN: **53**

Time of Concentration: 6 minutes

(Time assumed to be 6 minutes)

Note: The stormwater management area was considered to have an CN value of 100

Post-Development Watershed #2B (SMF-4):

Total Area:	667,060	s.f.	15.31	ac.	CN	CN * Area
Impervious Area:	18,118	s.f.	0.42	ac.	98	40.8
Stormwater Management Facility:	28,142	s.f.	0.65	ac.	100	64.6
Open Area (Good, Type 'A' Soil):	620,800	s.f.	14.25	ac.	39	555.8

Composite CN: **43**

Time of Concentration: 17 minutes

Note: The stormwater management area was considered to have an CN value of 100

Post-Development Watershed #3A:

Total Area:	108,481	s.f.	2.49	ac.	CN	CN * Area
Impervious Area:	0	s.f.	0.00	ac.	98	0.0
Stormwater Management Facility:	0	s.f.	0.00	ac.	100	0.0
Open Area (Good, Type 'A' Soil):	108,481	s.f.	2.49	ac.	39	97.1

Composite CN: **39**

Time of Concentration: 6 minutes

(Time assumed to be 6 minutes)

Post-Development Watershed #3B (SMF-2):

Total Area:	88,806	s.f.	2.04	ac.	CN	CN * Area
Impervious Area:	20,850	s.f.	0.48	ac.	98	46.9
Stormwater Management Facility:	3,465	s.f.	0.08	ac.	100	8.0
Open Area (Good, Type 'A' Soil):	64,491	s.f.	1.48	ac.	39	57.7

Composite CN: **55**

Time of Concentration: 6 minutes

(Time assumed to be 6 minutes)

Note: The stormwater management area was considered to have an CN value of 100

Post-Development Watershed #3C (SMF-3):

Total Area:	497,185	s.f.	11.41	ac.	CN	CN * Area
Impervious Area:	153,061	s.f.	3.51	ac.	98	344.4
Stormwater Management Facility:	34,045	s.f.	0.78	ac.	100	78.2
Open Area (Good, Type 'A' Soil):	310,079	s.f.	7.12	ac.	39	277.6

Composite CN: **61**

Time of Concentration: 6 minutes

(Time assumed to be 6 minutes)

Note: The stormwater management area was considered to have an CN value of 100

WQTV CALCULATIONS

SMF-1 (Dry Retention):

SRWMD

Minimum treatment volume shall be the runoff from the first 1.0 inches of rainfall from the design storm

$$\begin{aligned} C &= 0.40 \\ i \text{ (inches)} &= 1.0 \\ *A \text{ (ac.)} &= 16.97 \\ Q \text{ (cf)} &= 24,643 \end{aligned}$$

Runoff Coefficient Calculation

	Area (ac.)	Coeff. C	C x A
Impervious Area	3.12	0.95	2.96
Open Space Area	13.10	0.20	2.62
Pond Area	0.75	1.00	0.75
Total	16.97		6.34
		C =	0.37

COA

Minimum treatment volume shall be the runoff from the first 0.5 inches of runoff from the drainage area

$$WQTV \text{ (cf)} = (0.5 \text{ in} / 12 \text{ in/hr}) * (17.18 \text{ ac}) * (43560 \text{ sf/ac})$$

$$WQTV \text{ (cf)} = 30,803$$

SMF-2 and 3 (Dry Retention):

SRWMD

Minimum treatment volume shall be the runoff from the first 1.0 inches of rainfall from the design storm

$$\begin{aligned} C &= 0.43 \\ i \text{ (inches)} &= 1.0 \\ *A \text{ (ac.)} &= 17.35 \\ Q \text{ (cf)} &= 27,150 \end{aligned}$$

*Note WQT for Post WSHD 3B is provided in SMF-3

Runoff Coefficient Calculation

	Area (ac.)	Coeff. C	C x A
Impervious Area	3.99	0.95	3.79
Open Space Area	11.09	0.20	2.22
Pond Area	0.86	1.00	0.86
Total	15.94		6.87
		C =	0.43

COA

Minimum treatment volume shall be the runoff from the first 0.5 inches of runoff from the drainage area

$$WQTV \text{ (cf)} = (0.5 \text{ in} / 12 \text{ in/hr}) * (15.02 \text{ ac}) * (43560 \text{ sf/ac})$$

$$WQTV \text{ (cf)} = 28,936$$

SMF-4 (Dry Retention):

SRWMD

Minimum treatment volume shall be the runoff from the first 1.0 inches of rainfall from the design storm

$$\begin{aligned} C &= 0.25 \\ i \text{ (inches)} &= 1.0 \\ *A \text{ (ac.)} &= 15.31 \\ Q \text{ (cf)} &= 14,126 \end{aligned}$$

Runoff Coefficient Calculation

	Area (ac.)	Coeff. C	C x A
Impervious Area	0.42	0.95	0.40
Open Space Area	14.25	0.20	2.85
Pond Area	0.65	1.00	0.65
Total	15.31		3.89
		C =	0.25

COA

Minimum treatment volume shall be the runoff from the first 0.5 inches of runoff from the drainage area

$$WQTV \text{ (cf)} = (0.5 \text{ in} / 12 \text{ in/hr}) * (14.72 \text{ ac}) * (43560 \text{ sf/ac})$$

$$WQTV \text{ (cf)} = 27,794$$

Tc CALCULATIONS:

	SHEET FLOW				SHALLOW CONCENTRATED FLOW						CHANNEL / PIPE FLOW									TOTAL TIME OF CONCENTRATION		
WATERSHED	Manning's n (--)	Flow Length L (ft)	2-Year 24-Hour Rain, P2 (in)	Land Slope s (ft/ft)	Tt1 (hr)	Paved or Unpvd. (P or U)	Flow Length L (ft)	Water- course Slope, s (ft/ft)	Avg. Velocity V (ft/s)	Tt2 (hr)	Cross- Section Area, a (ft^2)	Wetted Perim. Pw (ft)	Hydraulic Radius r (ft)	Pipe Slope s (ft/ft)	Manning n (--)	Avg. Velocity V (ft/s)	Flow Length L (ft)	Tt3 (hr)	ID #	Tc (hr)	Tc (min)	
PRE-1/POST-1	0.24	100	4.5	0.037	0.16	U	2280	0.037	3.90	0.16	-	-	-	-	-	-	-	-	PRE-1/POST-1	0.32	19	
PRE-2	0.24	100	4.5	0.053	0.14	U	1330	0.054	3.90	0.09	-	-	-	-	-	-	-	-	PRE-2	0.23	14	
PRE-3	0.24	100	4.5	0.053	0.14	U	1429	0.050	5.90	0.07	-	-	-	-	-	-	-	-	PRE-3	0.20	12	
POST-2B	0.24	100	4.5	0.033	0.16	U	173	0.083	3.90	0.01	45.000	27.74	1.622	0.03159	0.15	2.44	983	0.11	POST-2B	0.29	17	

TIME OF CONCENTRATION VALUES DETERMINED USING TR-55 METHODOLOGY.

SHEET FLOW:

$$Tt = \frac{0.007 (nL)^{0.8}}{(P2)^{0.5} s^{0.4}}$$

SHALLOW CONCENTRATED FLOW:

1. For slopes < 0.005 ft/ft

$$\text{Unpaved } V = 16.1345 s^{0.5}$$

$$\text{Paved } V = 20.3282 s^{0.5}$$

2. For slopes > 0.005 ft/ft

Velocity per Figure 3-1, TR-55

$$Tt = \frac{L}{3600 V}$$

CHANNEL/PIPE FLOW:

$$V = \frac{1.49 r^{2/3} s^{1/2}}{n}$$

$$Tt = \frac{L}{3600 V}$$

STAGE-STORAGE CALCULATIONS:

Post-Development SMF-1: Dry Retention Pond					
ELEV. (FT)	AREA (SF)	AREA (AC)	VOLUME (CF)	VOLUME (AC-FT)	
90.00	35,861	0.823	0	0.000	<-- Bottom of Pond
90.87	38,548	0.885	32,368	0.743	<--WQTV
91.00	38,949	0.894	37,405	0.859	
92.00	42,138	0.967	77,949	1.789	
93.00	45,427	1.043	121,731	2.795	
93.63	47,562	1.092	151,023	3.467	
94.00	48,816	1.121	168,853	3.876	
95.00	52,308	1.201	219,415	5.037	
96.00	55,899	1.283	273,518	6.279	
96.50	60,715	1.394	302,672	6.948	<-- Top of Pond

Total Storage Volume: 302,672 cf

Half Storage Volume: 151,336 cf

Half Volume El.: 93.63 ft

WQTV: 30,803 cf

WQTV El.: 90.87 ft

STAGE-STORAGE CALCULATIONS:

Post-Development SMF-2: Dry Retention Pond					
ELEV. (FT)	AREA (SF)	AREA (AC)	VOLUME (CF)	VOLUME (AC-FT)	
111.00	3,465	0.080	0	0.000	<-- Bottom of Pond
112.00	4,779	0.110	4,122	0.095	
113.00	6,194	0.142	9,609	0.221	
113.45	6,876	0.158	12,549	0.288	
114.00	7,710	0.177	16,561	0.380	
115.00	9,328	0.214	25,080	0.576	<-- Top of Pond

Total Storage Volume: 25,080 cf
Half Storage Volume: 12,540 cf
Half Volume El.: 113.27 ft

STAGE-STORAGE CALCULATIONS:

Post-Development SMF-3: Dry Retention Pond					
ELEV. (FT)	AREA (SF)	AREA (AC)	VOLUME (CF)	VOLUME (AC-FT)	
88.00	34,045	0.782	0	0.000	<-- Bottom of Pond
88.81	36,660	0.842	28,636	0.657	<-- WQTV
89.00	37,274	0.856	35,660	0.819	
90.00	40,612	0.932	74,603	1.713	
91.49	45,747	1.050	138,940	3.190	
91.00	44,058	1.011	116,938	2.685	
92.00	47,005	1.079	162,469	3.730	
92.50	52,464	1.204	187,336	4.301	<-- Top of Pond

Total Storage Volume: 187,336 cf
Half Storage Volume: 93,668 cf
Half Volume EL.: 90.36 ft

WQTV: 28,936 cf
WQTV EL.: 88.81 ft

STAGE-STORAGE CALCULATIONS:

Post-Development SMF-4: Dry Retention Pond					
ELEV. (FT)	AREA (SF)	AREA (AC)	VOLUME (CF)	VOLUME (AC-FT)	
89.00	28,142	0.646	0	0.000	<-- Bottom of Pond
90.00	32,330	0.742	30,236	0.694	
91.00	36,620	0.841	64,711	1.486	
92.00	41,009	0.941	103,526	2.377	
93.00	45,499	1.045	146,780	3.370	
94.00	50,090	1.150	194,574	4.467	
95.00	54,781	1.258	247,010	5.671	<-- Top of Pond

Total Storage Volume: 247,010 cf
Half Storage Volume: 123,505 cf
Half Volume El.: 92.27 ft

WQTV: 27,794 cf
WQTV El.: 89.88 ft

Project No. 17-0373 Legacy Park Phase 2A - Pipe Sizing Calculations

SMF-1

Structure No.		Invert Elev.		Length (ft)	Slope (ft/foot)	Dia. (in)	C	i (in/hr)	A (ac)	Q (cfs) Actual		Q Full (cfs)	Pipe A (sq-ft)	V - Full Flow (fps)	Pipe R (ft)	Minor Loss Coeff.	Minor Loss (ft)	Loss (ft)	HGL		ToG/ EoP	F.B. (in)	Manning's n
From	To	U.S.	D.S.							Inc	Cumul								U.S.	D.S.			
S-41	S-42	107.69	107.00	69	0.0100	18.0	0.88	6.10	0.31	1.64	1.64	11.38	1.77	6.44	0.38	1.00	0.013	0.014	101.50	101.47	114.34	154.14	0.012
S-42	S-34	107.00	104.95	205	0.0100	18.0	0.88	6.10	0.28	1.49	3.13	11.38	1.77	6.44	0.38	1.00	0.049	0.154	101.47	101.26	112.08	127.35	0.012
S-33	S-34	117.38	116.00	69	0.0200	18.0	0.88	6.10	0.24	1.30	1.30	16.09	1.77	9.11	0.38	1.00	0.008	0.009	101.28	101.26	124.00	272.61	0.012
S-34	S-35	104.95	102.00	267	0.0110	18.0	0.88	6.10	0.25	1.35	5.79	11.96	1.77	6.77	0.38	1.00	0.167	0.687	101.26	100.41	120.67	232.86	0.012
S-39	S-35	103.00	101.00	198	0.0101	12.0	0.15	6.10	1.36	1.24	1.24	3.88	0.79	4.94	0.25	1.00	0.039	0.203	100.65	100.41	107.17	78.20	0.012
S-35	S-36	101.00	98.14	286	0.0100	18.0	0.19	6.10	2.41	2.79	9.82	11.38	1.77	6.44	0.38	1.00	0.479	2.118	100.41	97.81	107.23	81.82	0.012
S-40	S-36	100.13	98.14	199	0.0100	12.0	0.15	6.10	1.39	1.27	1.27	3.86	0.79	4.91	0.25	1.00	0.041	0.216	98.07	97.81	107.10	108.35	0.012
S-36	S-37	98.14	95.27	288	0.0100	24.0	0.19	6.10	2.47	2.86	13.96	24.47	3.14	7.79	0.50	1.00	0.306	0.929	97.81	96.58	107.27	113.48	0.012
S-37	S-38	95.27	90.00	210	0.0251	24.0	0.19	6.10	0.80	0.92	14.88	38.82	3.14	12.36	0.50	1.00	0.348	0.770	96.58	95.46	112.32	188.90	0.012
S-32	S-28	89.54	89.41	77	0.0017	18.0	0.19	6.10	0.00	1.43	1.43	4.68	1.77	2.65	0.38	1.00	0.010	0.012	90.93	90.91	96.00	60.81	0.012
S-52	S-53	90.00	89.65	37	0.0094	18.0	0.19	6.10	0.00	4.37	4.37	11.00	1.77	6.23	0.38	1.00	0.095	0.054	91.30	91.15	94.80	42.01	0.012

SMF-3

Structure No.		Invert Elev.		Length (ft)	Slope (ft/foot)	Dia. (in)	C	i (in/hr)	A (ac)	Q (cfs) Actual		Q Full (cfs)	Pipe A (sq-ft)	V - Full Flow (fps)	Pipe R (ft)	Minor Loss Coeff.	Minor Loss (ft)	Loss (ft)	HGL		ToG/ EoP	F.B. (in)	Manning's n
From	To	U.S.	D.S.							Inc	Cumul								U.S.	D.S.			
S-43	S-44	104.50	103.81	69	0.0100	18.0	0.88	6.10	0.22	1.15	1.15	11.38	1.77	6.44	0.38	1.00	0.007	0.007	91.50	91.49	109.56	216.67	0.012
S-44	S-45	103.31	88.00	187	0.0819	24.0	0.88	6.10	0.21	1.12	2.27	70.12	3.14	22.32	0.50	0.50	0.004	0.016	91.49	91.47	108.00	198.12	0.012
S-47	S-48	103.79	88.00	156	0.1012	12.0	0.15	6.10	0.60	0.55	0.55	12.28	0.79	15.63	0.25	0.50	0.004	0.032	91.51	91.47	108.88	208.49	0.012
S-51	S-20	103.00	102.76	24	0.0100	12.0	0.50	6.10	0.35	1.08	1.08	3.86	0.79	4.91	0.25	0.50	0.015	0.019	103.79	103.76	107.40	43.28	0.012
S-24	S-23	87.75	83.00	60	0.0792	18.0	0.15	6.10	0.00	6.01	6.01	32.02	1.77	18.12	0.38	0.50	0.090	0.166	84.76	84.50	91.50	80.92	0.012

SMF-4

Structure No.		Invert Elev.		Length (ft)	Slope (ft/foot)	Dia. (in)	C	i (in/hr)	A (ac)	Q (cfs) Actual		Q Full (cfs)	Pipe A (sq-ft)	V - Full Flow (fps)	Pipe R (ft)	Minor Loss Coeff.	Minor Loss (ft)	Loss (ft)	HGL		ToG/ EoP	F.B. (in)	Manning's n
From	To	U.S.	D.S.							Inc	Cumul								U.S.	D.S.			
S-1	S-46	90.48	89.00	73	0.0203	24.0	0.30	6.10	0.39	0.72	0.72	34.90	3.14	11.11	0.50	1.00	0.001	0.001	93.76	93.76	96.00	26.86	0.012
S-49	S-50	87.41	86.00	84	0.0168	18.0	-	6.10	-	3.49	3.49	14.74	1.77	8.34	0.38	1.00	0.061	0.079	87.64	87.50	94.00	76.33	0.012

Notes

1. ToG = Top of Grate/EoP = Edge of Pavement
2. FB= Free Board, CC = Concrete Collar
3. Rainfall intensity is based on the FDOT Zone 5 Rainfall Intensity-Duration-Frequency curve for the 3 YEAR - 10 MIN storm event (6.1 inches/hr)
4. The tailwater condition was set at the peak stage for 100 YR -240HR storm event per SRVMD or the crown of pipe for pipes not discharging to a proposed SMF.

Section 1

Pre- and Post-Development Results

Project: 17-0373 Legacy Park - Phase 2
Routing Network

Nodes

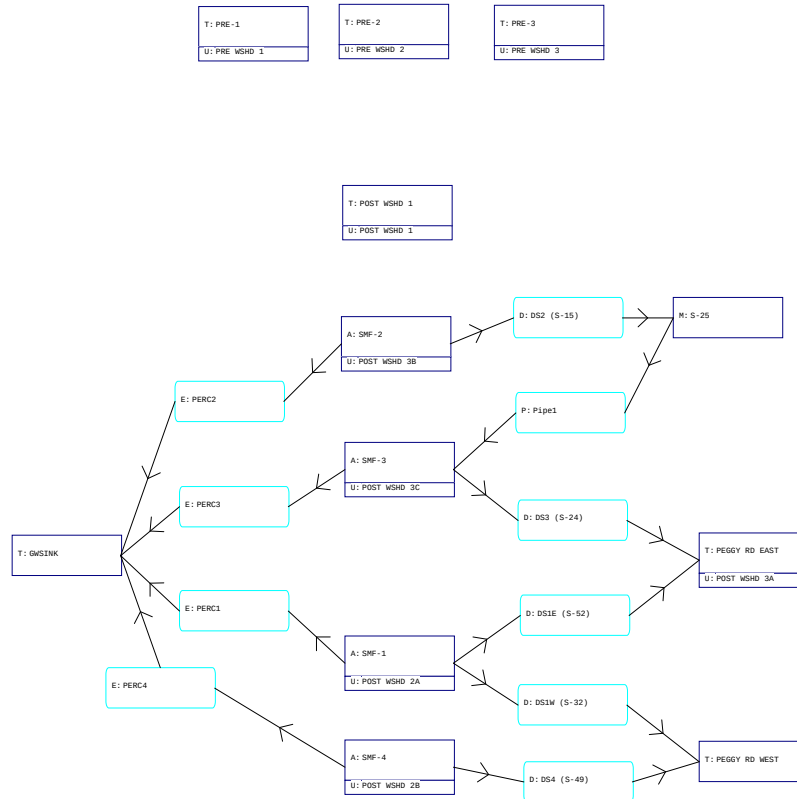
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole

Basins

O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA

Links

P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



Project: 17-0373 Legacy Park - Phase 2
Inputs

=====
Basins
=====

Name: POST WSHD 1 Node: POST WSHD 1 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 19.00
Area(ac): 76.620 Time Shift(hrs): 0.00
Curve Number: 48.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: POST WSHD 2A Node: SMF-1 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 6.00
Area(ac): 16.970 Time Shift(hrs): 0.00
Curve Number: 53.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: POST WSHD 2B Node: SMF-4 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 19.00
Area(ac): 15.310 Time Shift(hrs): 0.00
Curve Number: 43.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: POST WSHD 3A Node: PEGGY RD EAST Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 6.00
Area(ac): 2.490 Time Shift(hrs): 0.00
Curve Number: 39.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: POST WSHD 3B Node: SMF-2 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 6.00
Area(ac): 2.040 Time Shift(hrs): 0.00
Curve Number: 55.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: POST WSHD 3C Node: SMF-3 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 6.00

Project: 17-0373 Legacy Park - Phase 2
Inputs

Area(ac): 11.410 Time Shift(hrs): 0.00
Curve Number: 61.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: PRE WSHD 1 Node: PRE-1 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 19.00
Area(ac): 80.460 Time Shift(hrs): 0.00
Curve Number: 47.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: PRE WSHD 2 Node: PRE-2 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 14.00
Area(ac): 12.790 Time Shift(hrs): 0.00
Curve Number: 39.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: PRE WSHD 3 Node: Pre-3 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 12.00
Area(ac): 30.290 Time Shift(hrs): 0.00
Curve Number: 39.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

=====
Nodes
=====

Name: GWSINK Base Flow(cfs): 0.000 Init Stage(ft): 0.000
Group: BASE Warn Stage(ft): 1.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	0.000
9999.00	0.000

Name: PEGGY RD EAST Base Flow(cfs): 0.000 Init Stage(ft): 0.000
Group: BASE Warn Stage(ft): 1.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	0.000
9999.00	0.000

Name: PEGGY RD WEST Base Flow(cfs): 0.000 Init Stage(ft): 0.000
Group: BASE Warn Stage(ft): 0.000
Type: Time/Stage

Project: 17-0373 Legacy Park - Phase 2
Inputs

Time(hrs)	Stage(ft)
0.00	0.000
9999.00	0.000

Name: POST WSHD 1	Base Flow(cfs): 0.000	Init Stage(ft): 0.000
Group: BASE		Warn Stage(ft): 0.000
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	0.000
9999.00	0.000

Name: PRE-1	Base Flow(cfs): 0.000	Init Stage(ft): 0.000
Group: BASE		Warn Stage(ft): 0.000
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	0.000
9999.00	0.000

Name: PRE-2	Base Flow(cfs): 0.000	Init Stage(ft): 0.000
Group: BASE		Warn Stage(ft): 0.000
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	0.000
9999.00	0.000

Name: PRE-3	Base Flow(cfs): 0.000	Init Stage(ft): 0.000
Group: BASE		Warn Stage(ft): 0.000
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	0.000
9999.00	0.000

Name: S-25	Base Flow(cfs): 0.000	Init Stage(ft): 107.640
Group: BASE	Plunge Factor: 1.00	Warn Stage(ft): 116.310
Type: Manhole, 1 Diameter Grooved w/Top		

Stage(ft)	Area(ac)
107.640	0.0009
116.310	0.0009

Name: SMF-1	Base Flow(cfs): 0.000	Init Stage(ft): 90.000
Group: BASE		Warn Stage(ft): 95.500
Type: Stage/Area		

Stage(ft)	Area(ac)
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Project: 17-0373 Legacy Park - Phase 2
Inputs

```

-----
    90.000      0.8230
    91.000      0.8940
    92.000      0.9670
    93.000      1.0430
    94.000      1.1210
    95.000      1.2010
    96.000      1.2830
    96.500      1.3940

```

```

-----
Name: SMF-2          Base Flow(cfs): 0.000      Init Stage(ft): 111.000
Group: BASE          Warn Stage(ft): 114.500
Type: Stage/Area

```

```

-----
Stage(ft)      Area(ac)
-----
    111.000      0.0800
    112.000      0.1100
    113.000      0.1420
    114.000      0.1770
    115.000      0.2140

```

```

-----
Name: SMF-3          Base Flow(cfs): 0.000      Init Stage(ft): 88.000
Group: BASE          Warn Stage(ft): 91.500
Type: Stage/Area

```

```

-----
Stage(ft)      Area(ac)
-----
    88.000      0.7820
    89.000      0.8560
    90.000      0.9320
    91.000      1.0110
    92.000      1.0790
    92.500      1.2040

```

```

-----
Name: SMF-4          Base Flow(cfs): 0.000      Init Stage(ft): 89.000
Group: BASE          Warn Stage(ft): 94.000
Type: Stage/Area

```

```

-----
Stage(ft)      Area(ac)
-----
    89.000      0.6460
    90.000      0.7420
    91.000      0.8410
    92.000      0.9410
    93.000      1.0450
    94.000      1.1500
    95.000      1.2580

```

==== Pipes =====

```

Name: Pipe1          From Node: S-25          Length(ft): 470.00
Group: BASE          To Node: SMF-3          Count: 1
                                Friction Equation: Automatic
                                Solution Algorithm: Most Restrictive
                                Flow: Both
                                Entrance Loss Coef: 0.00
                                Exit Loss Coef: 1.00
                                Bend Loss Coef: 0.00
                                Outlet Ctrl Spec: Use dc or tw
                                Inlet Ctrl Spec: Use dc
                                Stabilizer Option: None

                                UPSTREAM      DOWNSTREAM
Geometry: Circular      Circular
Span(in): 24.00          24.00
Rise(in): 24.00          24.00
Invert(ft): 107.640      88.000
Manning's N: 0.012000    0.012000
Top Clip(in): 0.000      0.000
Bot Clip(in): 0.000      0.000

```

Project: 17-0373 Legacy Park - Phase 2
Inputs

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

=====

==== Drop Structures =====

=====

Name: DS1E (S-52) From Node: SMF-1 Length(ft): 37.00
Group: BASE To Node: PEGGY RD EAST Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 18.00	18.00	Flow: Both
Rise(in): 18.00	18.00	Entrance Loss Coef: 0.000
Invert(ft): 90.000	89.650	Exit Loss Coef: 1.000
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 2 for Drop Structure DS1E (S-52) ***

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 24.00	Invert(ft): 94.800
Rise(in): 12.00	Control Elev(ft): 94.800

TABLE

*** Weir 2 of 2 for Drop Structure DS1E (S-52) ***

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span(in): 6.00	Invert(ft): 92.000
Rise(in): 6.00	Control Elev(ft): 92.000

TABLE

Name: DS1W (S-32) From Node: SMF-1 Length(ft): 77.00
Group: BASE To Node: PEGGY RD WEST Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 18.00	18.00	Flow: Both
Rise(in): 18.00	18.00	Entrance Loss Coef: 0.000
Invert(ft): 89.540	86.470	Exit Loss Coef: 1.000
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 3 for Drop Structure DS1W (S-32) ***

TABLE

Project: 17-0373 Legacy Park - Phase 2
Inputs

Count: 1 Bottom Clip(in): 0.000
Type: Horizontal Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600

Span(in): 24.00 Invert(ft): 96.000
Rise(in): 37.00 Control Elev(ft): 96.000

*** Weir 2 of 3 for Drop Structure DS1W (S-32) ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Vertical: Mavis Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600

Span(in): 18.00 Invert(ft): 95.000
Rise(in): 12.00 Control Elev(ft): 95.000

*** Weir 3 of 3 for Drop Structure DS1W (S-32) ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Vertical: Mavis Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Circular Orifice Disc Coef: 0.600

Span(in): 4.00 Invert(ft): 92.500
Rise(in): 4.00 Control Elev(ft): 92.500

Name: DS2 (S-15) From Node: SMF-2 Length(ft): 98.00
Group: BASE To Node: S-25 Count: 1

UPSTREAM	DOWNSTREAM	
Geometry: Circular	Circular	Friction Equation: Automatic
Span(in): 15.00	15.00	Solution Algorithm: Most Restrictive
Rise(in): 15.00	15.00	Flow: Both
Invert(ft): 108.630	107.650	Entrance Loss Coef: 0.000
Manning's N: 0.012000	0.012000	Exit Loss Coef: 1.000
Top Clip(in): 0.000	0.000	Outlet Ctrl Spec: Use dc or tw
Bot Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
		Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 2 for Drop Structure DS2 (S-15) ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Vertical: Mavis Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Circular Orifice Disc Coef: 0.600

Span(in): 4.75 Invert(ft): 111.000
Rise(in): 4.75 Control Elev(ft): 111.000

*** Weir 2 of 2 for Drop Structure DS2 (S-15) ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Horizontal Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600

Span(in): 37.00 Invert(ft): 113.500
Rise(in): 24.00 Control Elev(ft): 113.500

Name: DS3 (S-24) From Node: SMF-3 Length(ft): 60.00
Group: BASE To Node: PEGGY RD EAST Count: 1

UPSTREAM	DOWNSTREAM	
		Friction Equation: Automatic

Project: 17-0373 Legacy Park - Phase 2
Inputs

Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 18.00	18.00	Flow: Both
Rise(in): 18.00	18.00	Entrance Loss Coef: 0.000
Invert(ft): 87.750	83.000	Exit Loss Coef: 1.000
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 3 for Drop Structure DS3 (S-24) ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span(in): 7.50	Invert(ft): 88.850
Rise(in): 7.50	Control Elev(ft): 88.850

*** Weir 2 of 3 for Drop Structure DS3 (S-24) ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Horizontal	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 37.00	Invert(ft): 91.500
Rise(in): 24.00	Control Elev(ft): 91.500

*** Weir 3 of 3 for Drop Structure DS3 (S-24) ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 18.00	Invert(ft): 90.500
Rise(in): 12.00	Control Elev(ft): 90.500

Name: DS4 (S-49)	From Node: SMF-4	Length(ft): 79.00
Group: BASE	To Node: PEGGY RD WEST	Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 18.00	18.00	Flow: Both
Rise(in): 18.00	18.00	Entrance Loss Coef: 0.000
Invert(ft): 87.410	86.000	Exit Loss Coef: 1.000
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 3 for Drop Structure DS4 (S-49) ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span(in): 4.00	Invert(ft): 90.000

Project: 17-0373 Legacy Park - Phase 2
Inputs

Rise(in): 4.00 Control Elev(ft): 90.000

*** Weir 2 of 3 for Drop Structure DS4 (S-49) ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Vertical: Mavis Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600
Span(in): 15.00 Invert(ft): 93.750
Rise(in): 3.00 Control Elev(ft): 93.750

*** Weir 3 of 3 for Drop Structure DS4 (S-49) ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Horizontal Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600
Span(in): 37.00 Invert(ft): 94.000
Rise(in): 24.00 Control Elev(ft): 94.000

==== Weirs =====

Name: From Node:
Group: BASE To Node:
Flow: Both Count: 1
Type: Horizontal Geometry: Circular

Span(in): 0.00
Rise(in): 0.00
Invert(ft): 0.000
Control Elevation(ft): 0.000

TABLE

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

==== Percolation Links =====

Name: PERC1 From Node: SMF-1 Flow: Both
Group: BASE To Node: GWSINK Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm

Aquifer Base Elev(ft): 81.000 Perimeter 1(ft): 917.000
Water Table Elev(ft): 81.500 Perimeter 2(ft): 1231.000
*****0.000 Perimeter 3(ft): 2431.000
Horiz Conductivity(ft/day): 10.000 Distance 1 to 2(ft): 50.000
Vert Conductivity(ft/day): 7.000 Distance 2 to 3(ft): 450.000
Effective Porosity(dec): 0.250 Num Cells 1 to 2: 10
Suction Head(in): 4.170 Num Cells 2 to 3: 45
Layer Thickness(ft): 8.500

Name: PERC2 From Node: SMF-2 Flow: Both
Group: BASE To Node: GWSINK Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm

Aquifer Base Elev(ft): 108.000 Perimeter 1(ft): 413.000
Water Table Elev(ft): 109.000 Perimeter 2(ft): 741.000
*****0.000 Perimeter 3(ft): 2244.000
Horiz Conductivity(ft/day): 0.500 Distance 1 to 2(ft): 50.000
Vert Conductivity(ft/day): 0.250 Distance 2 to 3(ft): 450.000

Project: 17-0373 Legacy Park - Phase 2
Inputs

Effective Porosity(dec): 0.200 Num Cells 1 to 2: 10
Suction Head(in): 17.680 Num Cells 2 to 3: 45
Layer Thickness(ft): 2.000

overexcavation to elevation of 108 in order to lower water table.

Name: PERC3 From Node: SMF-3 Flow: Both
Group: BASE To Node: GWSINK Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm
Aquifer Base Elev(ft): 82.500 Perimeter 1(ft): 828.000
Water Table Elev(ft): 83.000 Perimeter 2(ft): 1142.000
*****0.000 Perimeter 3(ft): 2818.000
Horiz Conductivity(ft/day): 8.500 Distance 1 to 2(ft): 50.000
Vert Conductivity(ft/day): 5.500 Distance 2 to 3(ft): 450.000
Effective Porosity(dec): 0.200 Num Cells 1 to 2: 10
Suction Head(in): 4.170 Num Cells 2 to 3: 45
Layer Thickness(ft): 5.000

Name: PERC4 From Node: SMF-4 Flow: Both
Group: BASE To Node: GWSINK Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm
Aquifer Base Elev(ft): 80.000 Perimeter 1(ft): 1185.000
Water Table Elev(ft): 80.000 Perimeter 2(ft): 1500.000
*****0.000 Perimeter 3(ft): 2886.000
Horiz Conductivity(ft/day): 6.500 Distance 1 to 2(ft): 50.000
Vert Conductivity(ft/day): 4.250 Distance 2 to 3(ft): 450.000
Effective Porosity(dec): 0.250 Num Cells 1 to 2: 10
Suction Head(in): 4.170 Num Cells 2 to 3: 45
Layer Thickness(ft): 10.000

=====
==== Hydrology Simulations =====
=====

Name: 100Y_001HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100Y_001HR.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Fdot-1
Rainfall Amount(in): 4.40

Time(hrs) Print Inc(min)

30.000 5.00

Name: 100Y_002HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100Y_002HR.R32

Override Defaults: Yes
Storm Duration(hrs): 2.00
Rainfall File: Fdot-2
Rainfall Amount(in): 5.40

Time(hrs) Print Inc(min)

30.000 5.00

Name: 100Y_004HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100Y_004HR.R32

Project: 17-0373 Legacy Park - Phase 2
Inputs

Override Defaults: Yes
Storm Duration(hrs): 4.00
Rainfall File: Fdot-4
Rainfall Amount(in): 6.72

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 100Y_008HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100Y_008HR.R32

Override Defaults: Yes
Storm Duration(hrs): 8.00
Rainfall File: Fdot-8
Rainfall Amount(in): 8.00

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 100Y_024HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100Y_024HR.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Fdot-24
Rainfall Amount(in): 11.04

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 100Y_072HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100Y_072HR.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Fdot-72
Rainfall Amount(in): 13.80

Time(hrs)	Print Inc(min)
80.000	5.00

Name: 100Y_168HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100Y_168HR.R32

Override Defaults: Yes
Storm Duration(hrs): 168.00
Rainfall File: Fdot-168
Rainfall Amount(in): 16.00

Time(hrs)	Print Inc(min)
180.000	5.00

Name: 100Y_240HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100Y_240HR.R32

Override Defaults: Yes
Storm Duration(hrs): 240.00
Rainfall File: Fdot-240
Rainfall Amount(in): 18.00

Time(hrs)	Print Inc(min)
260.000	5.00

=====
==== Routing Simulations =====

Project: 17-0373 Legacy Park - Phase 2
Inputs

=====

Name: 100YR_001H Hydrology Sim: 100Y_001HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100YR_001H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 721.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
2.000	5.000
24.000	15.000
169.000	60.000
721.000	240.000

Group	Run
BASE	Yes

Name: 100YR_002H Hydrology Sim: 100Y_002HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100YR_002H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 722.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
24.000	15.000
170.000	60.000
722.000	240.000

Group	Run
BASE	Yes

Name: 100YR_004H Hydrology Sim: 100Y_004HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100YR_004H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 724.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
24.000	15.000
172.000	60.000
724.000	240.000

Group	Run
-------	-----

Project: 17-0373 Legacy Park - Phase 2
Inputs

BASE Yes

Name: 100YR_008H Hydrology Sim: 100Y_008HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100YR_008H.I32

Execute: Yes Restart: No Patch: No
Alternative: No
Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 728.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
24.000	15.000
176.000	60.000
728.000	240.000

Group	Run
-----	-----
BASE	Yes

Name: 100YR_024H Hydrology Sim: 100Y_024HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100YR_024H.I32

Execute: Yes Restart: No Patch: No
Alternative: No
Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 744.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
30.000	15.000
192.000	60.000
744.000	240.000

Group	Run
-----	-----
BASE	Yes

Name: 100YR_072H Hydrology Sim: 100Y_072HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100YR_072H.I32

Execute: Yes Restart: No Patch: No
Alternative: No
Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 792.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
80.000	15.000
248.000	60.000
792.000	240.000

Project: 17-0373 Legacy Park - Phase 2
Inputs

Group	Run

BASE	Yes

Name: 100YR_168H Hydrology Sim: 100Y_168HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100YR_168H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 888.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)

172.000	15.000
336.000	60.000
888.000	240.000

Group	Run

BASE	Yes

Name: 100YR_240H Hydrology Sim: 100Y_240HR
Filename: L:\2017\17-0373\Engineering\Drainage\2_Calculations\ICPR\100YR_240H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 960.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)

240.000	15.000
408.000	60.000
960.000	240.000

Group	Run

BASE	Yes

Project: 17-0373 Legacy Park - Phase 2
Pre-2 Rates

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
PRE-2	BASE	100YR_001H	0.00	0.00	0.00	0.0000	0	0.83	3.88	0.00	0.00
PRE-2	BASE	100YR_002H	0.00	0.00	0.00	0.0000	0	1.08	3.58	0.00	0.00
PRE-2	BASE	100YR_004H	0.00	0.00	0.00	0.0000	0	2.58	7.03	0.00	0.00
PRE-2	BASE	100YR_008H	0.00	0.00	0.00	0.0000	0	4.08	8.77	0.00	0.00
PRE-2	BASE	100YR_024H	0.00	0.00	0.00	0.0000	0	12.00	3.79	0.00	0.00
PRE-2	BASE	100YR_072H	0.00	0.00	0.00	0.0000	0	60.00	5.00	0.00	0.00
PRE-2	BASE	100YR_168H	0.00	0.00	0.00	0.0000	0	160.00	4.13	0.00	0.00
PRE-2	BASE	100YR_240H	0.00	0.00	0.00	0.0000	0	184.00	5.28	0.00	0.00

Project: 17-0373 Legacy Park - Phase 2
Pre-3 Rates

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
PRE-3	BASE	100YR_001H	0.00	0.00	0.00	0.0000	0	0.83	10.04	0.00	0.00
PRE-3	BASE	100YR_002H	0.00	0.00	0.00	0.0000	0	1.08	8.77	0.00	0.00
PRE-3	BASE	100YR_004H	0.00	0.00	0.00	0.0000	0	2.58	16.88	0.00	0.00
PRE-3	BASE	100YR_008H	0.00	0.00	0.00	0.0000	0	4.00	21.31	0.00	0.00
PRE-3	BASE	100YR_024H	0.00	0.00	0.00	0.0000	0	12.00	9.05	0.00	0.00
PRE-3	BASE	100YR_072H	0.00	0.00	0.00	0.0000	0	60.00	11.88	0.00	0.00
PRE-3	BASE	100YR_168H	0.00	0.00	0.00	0.0000	0	159.92	9.77	0.00	0.00
PRE-3	BASE	100YR_240H	0.00	0.00	0.00	0.0000	0	184.00	12.52	0.00	0.00

Project: 17-0373 Legacy Park - Phase 2
Pre-2 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_001H	PRE-2	BASE	593.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	597.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	601.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	605.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	609.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	613.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	617.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	621.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	625.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	629.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	633.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	637.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	641.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	645.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	649.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	653.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	657.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	661.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	665.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	669.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	673.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	677.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	681.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	685.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	689.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	693.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	697.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	701.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	705.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	709.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	713.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	717.10	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_001H	PRE-2	BASE	721.01	0.00	0.00	0	0.00	0.00	0.102	0.000
100YR_002H	PRE-2	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PRE-2	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PRE-2	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PRE-2	BASE	0.75	0.00	0.00	0	0.06	0.00	0.001	0.000
100YR_002H	PRE-2	BASE	1.00	0.00	0.00	0	3.20	0.00	0.034	0.000
100YR_002H	PRE-2	BASE	1.25	0.00	0.00	0	3.34	0.00	0.102	0.000
100YR_002H	PRE-2	BASE	1.50	0.00	0.00	0	3.13	0.00	0.169	0.000
100YR_002H	PRE-2	BASE	1.76	0.00	0.00	0	2.63	0.00	0.229	0.000
100YR_002H	PRE-2	BASE	2.01	0.00	0.00	0	1.86	0.00	0.276	0.000
100YR_002H	PRE-2	BASE	2.26	0.00	0.00	0	0.31	0.00	0.298	0.000
100YR_002H	PRE-2	BASE	2.51	0.00	0.00	0	0.02	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	2.75	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	3.00	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	3.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	3.51	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	3.76	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	4.00	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	4.25	0.00	0.00	0	0.00	0.00	0.302	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-2 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_002H	PRE-2	BASE	518.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	522.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	526.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	530.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	534.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	538.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	542.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	546.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	550.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	554.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	558.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	562.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	566.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	570.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	574.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	578.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	582.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	586.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	590.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	594.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	598.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	602.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	606.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	610.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	614.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	618.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	622.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	626.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	630.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	634.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	638.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	642.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	646.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	650.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	654.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	658.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	662.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	666.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	670.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	674.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	678.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	682.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	686.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	690.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	694.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	698.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	702.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	706.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	710.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	714.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	718.26	0.00	0.00	0	0.00	0.00	0.302	0.000
100YR_002H	PRE-2	BASE	722.00	0.00	0.00	0	0.00	0.00	0.302	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-2 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_004H	PRE-2	BASE	644.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	648.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	652.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	656.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	660.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	664.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	668.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	672.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	676.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	680.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	684.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	688.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	692.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	696.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	700.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	704.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	708.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	712.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	716.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	720.26	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_004H	PRE-2	BASE	724.02	0.00	0.00	0	0.00	0.00	0.710	0.000
100YR_008H	PRE-2	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	3.25	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-2	BASE	3.50	0.00	0.00	0	1.35	0.00	0.014	0.000
100YR_008H	PRE-2	BASE	3.75	0.00	0.00	0	5.07	0.00	0.080	0.000
100YR_008H	PRE-2	BASE	4.00	0.00	0.00	0	8.61	0.00	0.221	0.000
100YR_008H	PRE-2	BASE	4.25	0.00	0.00	0	5.54	0.00	0.368	0.000
100YR_008H	PRE-2	BASE	4.50	0.00	0.00	0	4.80	0.00	0.474	0.000
100YR_008H	PRE-2	BASE	4.75	0.00	0.00	0	5.12	0.00	0.577	0.000
100YR_008H	PRE-2	BASE	5.00	0.00	0.00	0	5.48	0.00	0.686	0.000
100YR_008H	PRE-2	BASE	5.25	0.00	0.00	0	2.90	0.00	0.773	0.000
100YR_008H	PRE-2	BASE	5.51	0.00	0.00	0	2.27	0.00	0.828	0.000
100YR_008H	PRE-2	BASE	5.75	0.00	0.00	0	2.27	0.00	0.874	0.000
100YR_008H	PRE-2	BASE	6.00	0.00	0.00	0	2.32	0.00	0.921	0.000
100YR_008H	PRE-2	BASE	6.25	0.00	0.00	0	2.05	0.00	0.966	0.000
100YR_008H	PRE-2	BASE	6.50	0.00	0.00	0	2.01	0.00	1.008	0.000
100YR_008H	PRE-2	BASE	6.75	0.00	0.00	0	2.03	0.00	1.050	0.000
100YR_008H	PRE-2	BASE	7.00	0.00	0.00	0	2.06	0.00	1.092	0.000
100YR_008H	PRE-2	BASE	7.25	0.00	0.00	0	1.42	0.00	1.128	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-2 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_008H	PRE-2	BASE	548.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	552.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	556.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	560.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	564.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	568.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	572.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	576.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	580.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	584.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	588.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	592.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	596.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	600.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	604.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	608.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	612.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	616.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	620.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	624.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	628.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	632.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	636.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	640.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	644.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	648.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	652.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	656.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	660.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	664.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	668.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	672.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	676.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	680.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	684.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	688.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	692.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	696.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	700.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	704.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	708.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	712.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	716.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	720.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	724.25	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_008H	PRE-2	BASE	728.01	0.00	0.00	0	0.00	0.00	1.227	0.000
100YR_024H	PRE-2	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PRE-2	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PRE-2	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PRE-2	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PRE-2	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-2 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_024H	PRE-2	BASE	744.01	0.00	0.00	0	0.00	0.00	2.827	0.000
100YR_072H	PRE-2	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	3.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	3.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	3.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	4.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	4.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	4.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	4.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	5.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	5.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	5.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	5.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	6.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	6.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	6.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	6.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	7.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	7.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	7.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	7.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	8.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	8.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	8.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	8.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	9.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	9.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	9.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	9.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	10.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	10.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	10.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	10.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	11.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	11.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	11.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	11.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	12.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-2	BASE	12.27	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-2 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	PRE-2	BASE	780.26	0.00	0.00	0	0.00	0.00	4.606	0.000
100YR_072H	PRE-2	BASE	784.26	0.00	0.00	0	0.00	0.00	4.606	0.000
100YR_072H	PRE-2	BASE	788.26	0.00	0.00	0	0.00	0.00	4.606	0.000
100YR_072H	PRE-2	BASE	792.01	0.00	0.00	0	0.00	0.00	4.606	0.000
100YR_168H	PRE-2	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	3.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	3.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	3.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	4.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	4.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	4.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	4.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	5.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	5.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	5.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	5.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	6.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	6.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	6.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	6.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	7.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	7.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	7.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	7.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	8.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	8.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	8.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	8.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	9.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	9.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	9.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	9.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	10.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	10.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	10.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	10.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	11.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	11.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-2	BASE	11.52	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-2 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	PRE-2	BASE	856.25	0.00	0.00	0	0.00	0.00	6.184	0.000
100YR_168H	PRE-2	BASE	860.25	0.00	0.00	0	0.00	0.00	6.184	0.000
100YR_168H	PRE-2	BASE	864.25	0.00	0.00	0	0.00	0.00	6.184	0.000
100YR_168H	PRE-2	BASE	868.25	0.00	0.00	0	0.00	0.00	6.184	0.000
100YR_168H	PRE-2	BASE	872.25	0.00	0.00	0	0.00	0.00	6.184	0.000
100YR_168H	PRE-2	BASE	876.25	0.00	0.00	0	0.00	0.00	6.184	0.000
100YR_168H	PRE-2	BASE	880.25	0.00	0.00	0	0.00	0.00	6.184	0.000
100YR_168H	PRE-2	BASE	884.25	0.00	0.00	0	0.00	0.00	6.184	0.000
100YR_168H	PRE-2	BASE	888.01	0.00	0.00	0	0.00	0.00	6.184	0.000
100YR_240H	PRE-2	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	3.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	3.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	3.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	4.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	4.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	4.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	4.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	5.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	5.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	5.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	5.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	6.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	6.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	6.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	6.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	7.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	7.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	7.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	7.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	8.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	8.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	8.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	8.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	9.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	9.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	9.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	9.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	10.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-2	BASE	10.27	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-2 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	PRE-2	BASE	844.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	848.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	852.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	856.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	860.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	864.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	868.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	872.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	876.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	880.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	884.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	888.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	892.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	896.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	900.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	904.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	908.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	912.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	916.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	920.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	924.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	928.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	932.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	936.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	940.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	944.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	948.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	952.27	0.00	0.00	0	0.00	0.00	7.715	0.000
100YR_240H	PRE-2	BASE	956.27	0.00	0.00	0	0.00	0.00	7.715	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-3 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_001H	PRE-3	BASE	593.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	597.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	601.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	605.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	609.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	613.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	617.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	621.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	625.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	629.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	633.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	637.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	641.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	645.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	649.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	653.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	657.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	661.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	665.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	669.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	673.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	677.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	681.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	685.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	689.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	693.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	697.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	701.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	705.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	709.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	713.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	717.10	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_001H	PRE-3	BASE	721.01	0.00	0.00	0	0.00	0.00	0.240	0.000
100YR_002H	PRE-3	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PRE-3	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PRE-3	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PRE-3	BASE	0.75	0.00	0.00	0	0.17	0.00	0.002	0.000
100YR_002H	PRE-3	BASE	1.00	0.00	0.00	0	8.05	0.00	0.087	0.000
100YR_002H	PRE-3	BASE	1.25	0.00	0.00	0	7.88	0.00	0.252	0.000
100YR_002H	PRE-3	BASE	1.50	0.00	0.00	0	7.35	0.00	0.410	0.000
100YR_002H	PRE-3	BASE	1.76	0.00	0.00	0	6.06	0.00	0.550	0.000
100YR_002H	PRE-3	BASE	2.01	0.00	0.00	0	4.21	0.00	0.656	0.000
100YR_002H	PRE-3	BASE	2.26	0.00	0.00	0	0.50	0.00	0.705	0.000
100YR_002H	PRE-3	BASE	2.51	0.00	0.00	0	0.01	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	2.75	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	3.00	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	3.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	3.51	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	3.76	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	4.00	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	4.25	0.00	0.00	0	0.00	0.00	0.711	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-3 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_002H	PRE-3	BASE	518.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	522.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	526.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	530.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	534.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	538.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	542.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	546.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	550.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	554.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	558.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	562.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	566.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	570.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	574.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	578.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	582.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	586.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	590.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	594.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	598.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	602.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	606.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	610.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	614.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	618.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	622.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	626.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	630.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	634.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	638.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	642.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	646.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	650.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	654.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	658.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	662.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	666.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	670.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	674.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	678.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	682.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	686.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	690.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	694.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	698.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	702.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	706.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	710.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	714.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	718.26	0.00	0.00	0	0.00	0.00	0.711	0.000
100YR_002H	PRE-3	BASE	722.00	0.00	0.00	0	0.00	0.00	0.711	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-3 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_004H	PRE-3	BASE	644.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	648.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	652.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	656.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	660.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	664.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	668.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	672.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	676.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	680.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	684.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	688.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	692.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	696.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	700.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	704.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	708.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	712.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	716.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	720.26	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_004H	PRE-3	BASE	724.02	0.00	0.00	0	0.00	0.00	1.695	0.000
100YR_008H	PRE-3	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	3.25	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PRE-3	BASE	3.50	0.00	0.00	0	3.88	0.00	0.040	0.000
100YR_008H	PRE-3	BASE	3.75	0.00	0.00	0	12.96	0.00	0.213	0.000
100YR_008H	PRE-3	BASE	4.00	0.00	0.00	0	21.31	0.00	0.567	0.000
100YR_008H	PRE-3	BASE	4.25	0.00	0.00	0	12.20	0.00	0.914	0.000
100YR_008H	PRE-3	BASE	4.50	0.00	0.00	0	11.34	0.00	1.156	0.000
100YR_008H	PRE-3	BASE	4.75	0.00	0.00	0	12.22	0.00	1.401	0.000
100YR_008H	PRE-3	BASE	5.00	0.00	0.00	0	13.07	0.00	1.661	0.000
100YR_008H	PRE-3	BASE	5.25	0.00	0.00	0	6.27	0.00	1.862	0.000
100YR_008H	PRE-3	BASE	5.51	0.00	0.00	0	5.31	0.00	1.983	0.000
100YR_008H	PRE-3	BASE	5.75	0.00	0.00	0	5.39	0.00	2.092	0.000
100YR_008H	PRE-3	BASE	6.00	0.00	0.00	0	5.50	0.00	2.204	0.000
100YR_008H	PRE-3	BASE	6.25	0.00	0.00	0	4.79	0.00	2.311	0.000
100YR_008H	PRE-3	BASE	6.50	0.00	0.00	0	4.75	0.00	2.409	0.000
100YR_008H	PRE-3	BASE	6.75	0.00	0.00	0	4.82	0.00	2.508	0.000
100YR_008H	PRE-3	BASE	7.00	0.00	0.00	0	4.88	0.00	2.608	0.000
100YR_008H	PRE-3	BASE	7.25	0.00	0.00	0	3.24	0.00	2.692	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-3 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_008H	PRE-3	BASE	548.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	552.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	556.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	560.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	564.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	568.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	572.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	576.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	580.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	584.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	588.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	592.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	596.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	600.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	604.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	608.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	612.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	616.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	620.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	624.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	628.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	632.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	636.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	640.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	644.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	648.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	652.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	656.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	660.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	664.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	668.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	672.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	676.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	680.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	684.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	688.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	692.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	696.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	700.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	704.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	708.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	712.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	716.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	720.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	724.25	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_008H	PRE-3	BASE	728.01	0.00	0.00	0	0.00	0.00	2.922	0.000
100YR_024H	PRE-3	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PRE-3	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PRE-3	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PRE-3	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PRE-3	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-3 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_024H	PRE-3	BASE	744.01	0.00	0.00	0	0.00	0.00	6.702	0.000
100YR_072H	PRE-3	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	3.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	3.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	3.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	4.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	4.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	4.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	4.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	5.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	5.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	5.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	5.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	6.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	6.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	6.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	6.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	7.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	7.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	7.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	7.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	8.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	8.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	8.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	8.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	9.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	9.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	9.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	9.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	10.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	10.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	10.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	10.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	11.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	11.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	11.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	11.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	12.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PRE-3	BASE	12.27	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-3 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	PRE-3	BASE	780.26	0.00	0.00	0	0.00	0.00	10.913	0.000
100YR_072H	PRE-3	BASE	784.26	0.00	0.00	0	0.00	0.00	10.913	0.000
100YR_072H	PRE-3	BASE	788.26	0.00	0.00	0	0.00	0.00	10.913	0.000
100YR_072H	PRE-3	BASE	792.01	0.00	0.00	0	0.00	0.00	10.913	0.000
100YR_168H	PRE-3	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	3.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	3.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	3.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	4.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	4.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	4.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	4.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	5.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	5.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	5.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	5.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	6.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	6.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	6.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	6.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	7.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	7.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	7.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	7.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	8.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	8.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	8.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	8.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	9.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	9.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	9.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	9.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	10.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	10.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	10.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	10.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	11.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	11.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PRE-3	BASE	11.52	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-3 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	PRE-3	BASE	856.25	0.00	0.00	0	0.00	0.00	14.649	0.000
100YR_168H	PRE-3	BASE	860.25	0.00	0.00	0	0.00	0.00	14.649	0.000
100YR_168H	PRE-3	BASE	864.25	0.00	0.00	0	0.00	0.00	14.649	0.000
100YR_168H	PRE-3	BASE	868.25	0.00	0.00	0	0.00	0.00	14.649	0.000
100YR_168H	PRE-3	BASE	872.25	0.00	0.00	0	0.00	0.00	14.649	0.000
100YR_168H	PRE-3	BASE	876.25	0.00	0.00	0	0.00	0.00	14.649	0.000
100YR_168H	PRE-3	BASE	880.25	0.00	0.00	0	0.00	0.00	14.649	0.000
100YR_168H	PRE-3	BASE	884.25	0.00	0.00	0	0.00	0.00	14.649	0.000
100YR_168H	PRE-3	BASE	888.01	0.00	0.00	0	0.00	0.00	14.649	0.000
100YR_240H	PRE-3	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	3.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	3.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	3.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	4.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	4.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	4.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	4.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	5.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	5.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	5.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	5.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	6.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	6.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	6.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	6.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	7.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	7.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	7.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	7.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	8.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	8.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	8.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	8.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	9.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	9.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	9.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	9.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	10.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PRE-3	BASE	10.27	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Pre-3 Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	PRE-3	BASE	844.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	848.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	852.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	856.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	860.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	864.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	868.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	872.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	876.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	880.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	884.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	888.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	892.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	896.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	900.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	904.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	908.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	912.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	916.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	920.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	924.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	928.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	932.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	936.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	940.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	944.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	948.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	952.27	0.00	0.00	0	0.00	0.00	18.270	0.000
100YR_240H	PRE-3	BASE	956.27	0.00	0.00	0	0.00	0.00	18.270	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd West Rates

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
PEGGY RD WEST	BASE	100YR_001H	0.00	0.00	0.00	0.0000	0	0.00	0.00	0.00	0.00
PEGGY RD WEST	BASE	100YR_002H	0.00	0.00	0.00	0.0000	0	0.00	0.00	0.00	0.00
PEGGY RD WEST	BASE	100YR_004H	0.00	0.00	0.00	0.0000	0	4.02	0.12	0.00	0.00
PEGGY RD WEST	BASE	100YR_008H	0.00	0.00	0.00	0.0000	0	7.34	0.30	0.00	0.00
PEGGY RD WEST	BASE	100YR_024H	0.00	0.00	0.00	0.0000	0	22.04	0.82	0.00	0.00
PEGGY RD WEST	BASE	100YR_072H	0.00	0.00	0.00	0.0000	0	64.33	1.28	0.00	0.00
PEGGY RD WEST	BASE	100YR_168H	0.00	0.00	0.00	0.0000	0	160.04	2.02	0.00	0.00
PEGGY RD WEST	BASE	100YR_240H	0.00	0.00	0.00	0.0000	0	184.04	2.66	0.00	0.00

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd East Rates

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
PEGGY RD EAST	BASE	100YR_001H	0.00	0.00	1.00	0.0000	0	0.75	0.96	0.00	0.00
PEGGY RD EAST	BASE	100YR_002H	0.00	0.00	1.00	0.0000	0	1.83	1.13	0.00	0.00
PEGGY RD EAST	BASE	100YR_004H	0.00	0.00	1.00	0.0000	0	3.00	2.66	0.00	0.00
PEGGY RD EAST	BASE	100YR_008H	0.00	0.00	1.00	0.0000	0	5.00	2.70	0.00	0.00
PEGGY RD EAST	BASE	100YR_024H	0.00	0.00	1.00	0.0000	0	18.99	5.33	0.00	0.00
PEGGY RD EAST	BASE	100YR_072H	0.00	0.00	1.00	0.0000	0	60.00	7.08	0.00	0.00
PEGGY RD EAST	BASE	100YR_168H	0.00	0.00	1.00	0.0000	0	160.00	9.32	0.00	0.00
PEGGY RD EAST	BASE	100YR_240H	0.00	0.00	1.00	0.0000	0	184.00	12.25	0.00	0.00

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd West Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_001H	PEGGY RD WEST	BASE	593.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	597.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	601.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	605.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	609.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	613.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	617.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	621.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	625.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	629.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	633.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	637.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	641.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	645.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	649.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	653.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	657.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	661.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	665.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	669.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	673.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	677.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	681.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	685.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	689.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	693.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	697.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	701.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	705.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	709.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	713.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	717.09	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_001H	PEGGY RD WEST	BASE	721.01	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	0.75	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	1.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	1.25	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	1.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	1.76	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	2.01	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	2.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	2.51	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	2.75	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	3.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	3.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	3.51	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	3.76	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	4.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	4.25	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd West Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_002H	PEGGY RD WEST	BASE	518.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	522.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	526.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	530.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	534.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	538.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	542.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	546.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	550.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	554.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	558.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	562.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	566.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	570.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	574.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	578.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	582.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	586.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	590.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	594.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	598.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	602.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	606.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	610.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	614.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	618.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	622.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	626.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	630.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	634.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	638.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	642.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	646.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	650.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	654.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	658.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	662.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	666.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	670.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	674.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	678.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	682.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	686.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	690.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	694.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	698.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	702.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	706.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	710.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	714.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	718.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD WEST	BASE	722.00	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd West Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_004H	PEGGY RD WEST	BASE	644.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	648.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	652.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	656.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	660.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	664.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	668.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	672.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	676.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	680.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	684.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	688.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	692.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	696.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	700.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	704.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	708.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	712.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	716.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	720.25	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_004H	PEGGY RD WEST	BASE	724.01	0.00	0.00	0	0.00	0.00	0.013	0.000
100YR_008H	PEGGY RD WEST	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	3.01	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	3.25	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	3.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	3.75	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	4.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	4.25	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	4.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	4.75	0.00	0.00	0	0.04	0.00	0.000	0.000
100YR_008H	PEGGY RD WEST	BASE	5.00	0.00	0.00	0	0.14	0.00	0.002	0.000
100YR_008H	PEGGY RD WEST	BASE	5.25	0.00	0.00	0	0.22	0.00	0.006	0.000
100YR_008H	PEGGY RD WEST	BASE	5.51	0.00	0.00	0	0.24	0.00	0.011	0.000
100YR_008H	PEGGY RD WEST	BASE	5.76	0.00	0.00	0	0.25	0.00	0.016	0.000
100YR_008H	PEGGY RD WEST	BASE	6.01	0.00	0.00	0	0.27	0.00	0.021	0.000
100YR_008H	PEGGY RD WEST	BASE	6.26	0.00	0.00	0	0.28	0.00	0.027	0.000
100YR_008H	PEGGY RD WEST	BASE	6.51	0.00	0.00	0	0.28	0.00	0.033	0.000
100YR_008H	PEGGY RD WEST	BASE	6.76	0.00	0.00	0	0.29	0.00	0.039	0.000
100YR_008H	PEGGY RD WEST	BASE	7.01	0.00	0.00	0	0.30	0.00	0.045	0.000
100YR_008H	PEGGY RD WEST	BASE	7.26	0.00	0.00	0	0.30	0.00	0.051	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd West Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_008H	PEGGY RD WEST	BASE	548.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	552.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	556.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	560.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	564.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	568.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	572.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	576.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	580.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	584.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	588.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	592.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	596.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	600.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	604.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	608.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	612.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	616.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	620.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	624.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	628.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	632.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	636.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	640.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	644.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	648.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	652.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	656.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	660.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	664.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	668.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	672.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	676.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	680.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	684.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	688.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	692.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	696.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	700.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	704.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	708.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	712.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	716.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	720.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	724.26	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_008H	PEGGY RD WEST	BASE	728.02	0.00	0.00	0	0.00	0.00	0.116	0.000
100YR_024H	PEGGY RD WEST	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PEGGY RD WEST	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PEGGY RD WEST	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PEGGY RD WEST	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_024H	PEGGY RD WEST	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd West Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_024H	PEGGY RD WEST	BASE	744.01	0.00	0.00	0	0.00	0.00	0.779	0.000
100YR_072H	PEGGY RD WEST	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	3.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	3.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	3.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	4.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	4.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	4.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	4.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	5.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	5.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	5.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	5.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	6.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	6.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	6.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	6.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	7.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	7.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	7.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	7.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	8.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	8.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	8.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	8.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	9.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	9.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	9.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	9.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	10.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	10.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	10.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	10.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	11.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	11.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	11.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	11.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	12.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD WEST	BASE	12.27	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd West Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	PEGGY RD WEST	BASE	780.26	0.00	0.00	0	0.00	0.00	3.193	0.000
100YR_072H	PEGGY RD WEST	BASE	784.26	0.00	0.00	0	0.00	0.00	3.193	0.000
100YR_072H	PEGGY RD WEST	BASE	788.26	0.00	0.00	0	0.00	0.00	3.193	0.000
100YR_072H	PEGGY RD WEST	BASE	792.01	0.00	0.00	0	0.00	0.00	3.193	0.000
100YR_168H	PEGGY RD WEST	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	3.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	3.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	3.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	4.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	4.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	4.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	4.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	5.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	5.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	5.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	5.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	6.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	6.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	6.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	6.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	7.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	7.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	7.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	7.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	8.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	8.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	8.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	8.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	9.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	9.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	9.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	9.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	10.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	10.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	10.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	10.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	11.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	11.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD WEST	BASE	11.52	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd West Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	PEGGY RD WEST	BASE	856.26	0.00	0.00	0	0.00	0.00	5.046	0.000
100YR_168H	PEGGY RD WEST	BASE	860.26	0.00	0.00	0	0.00	0.00	5.046	0.000
100YR_168H	PEGGY RD WEST	BASE	864.26	0.00	0.00	0	0.00	0.00	5.046	0.000
100YR_168H	PEGGY RD WEST	BASE	868.26	0.00	0.00	0	0.00	0.00	5.046	0.000
100YR_168H	PEGGY RD WEST	BASE	872.26	0.00	0.00	0	0.00	0.00	5.046	0.000
100YR_168H	PEGGY RD WEST	BASE	876.26	0.00	0.00	0	0.00	0.00	5.046	0.000
100YR_168H	PEGGY RD WEST	BASE	880.26	0.00	0.00	0	0.00	0.00	5.046	0.000
100YR_168H	PEGGY RD WEST	BASE	884.26	0.00	0.00	0	0.00	0.00	5.046	0.000
100YR_168H	PEGGY RD WEST	BASE	888.01	0.00	0.00	0	0.00	0.00	5.046	0.000
100YR_240H	PEGGY RD WEST	BASE	0.00	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	0.26	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	0.50	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	0.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	1.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	1.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	1.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	1.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	2.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	2.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	2.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	2.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	3.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	3.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	3.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	3.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	4.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	4.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	4.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	4.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	5.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	5.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	5.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	5.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	6.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	6.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	6.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	6.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	7.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	7.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	7.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	7.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	8.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	8.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	8.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	8.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	9.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	9.27	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	9.52	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	9.77	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	10.02	0.00	0.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD WEST	BASE	10.27	0.00	0.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd West Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	PEGGY RD WEST	BASE	844.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	848.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	852.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	856.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	860.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	864.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	868.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	872.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	876.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	880.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	884.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	888.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	892.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	896.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	900.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	904.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	908.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	912.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	916.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	920.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	924.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	928.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	932.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	936.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	940.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	944.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	948.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	952.26	0.00	0.00	0	0.00	0.00	7.301	0.000
100YR_240H	PEGGY RD WEST	BASE	956.26	0.00	0.00	0	0.00	0.00	7.301	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd East Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_001H	PEGGY RD EAST	BASE	593.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	597.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	601.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	605.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	609.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	613.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	617.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	621.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	625.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	629.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	633.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	637.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	641.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	645.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	649.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	653.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	657.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	661.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	665.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	669.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	673.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	677.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	681.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	685.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	689.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	693.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	697.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	701.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	705.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	709.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	713.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	717.09	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_001H	PEGGY RD EAST	BASE	721.01	0.00	1.00	0	0.00	0.00	0.024	0.000
100YR_002H	PEGGY RD EAST	BASE	0.00	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD EAST	BASE	0.26	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD EAST	BASE	0.50	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_002H	PEGGY RD EAST	BASE	0.75	0.00	1.00	0	0.06	0.00	0.001	0.000
100YR_002H	PEGGY RD EAST	BASE	1.00	0.00	1.00	0	0.79	0.00	0.009	0.000
100YR_002H	PEGGY RD EAST	BASE	1.25	0.00	1.00	0	0.85	0.00	0.026	0.000
100YR_002H	PEGGY RD EAST	BASE	1.50	0.00	1.00	0	1.03	0.00	0.046	0.000
100YR_002H	PEGGY RD EAST	BASE	1.76	0.00	1.00	0	1.11	0.00	0.068	0.000
100YR_002H	PEGGY RD EAST	BASE	2.01	0.00	1.00	0	1.03	0.00	0.090	0.000
100YR_002H	PEGGY RD EAST	BASE	2.26	0.00	1.00	0	0.69	0.00	0.108	0.000
100YR_002H	PEGGY RD EAST	BASE	2.51	0.00	1.00	0	0.59	0.00	0.122	0.000
100YR_002H	PEGGY RD EAST	BASE	2.75	0.00	1.00	0	0.50	0.00	0.133	0.000
100YR_002H	PEGGY RD EAST	BASE	3.00	0.00	1.00	0	0.40	0.00	0.142	0.000
100YR_002H	PEGGY RD EAST	BASE	3.26	0.00	1.00	0	0.32	0.00	0.149	0.000
100YR_002H	PEGGY RD EAST	BASE	3.51	0.00	1.00	0	0.24	0.00	0.155	0.000
100YR_002H	PEGGY RD EAST	BASE	3.76	0.00	1.00	0	0.17	0.00	0.159	0.000
100YR_002H	PEGGY RD EAST	BASE	4.00	0.00	1.00	0	0.11	0.00	0.162	0.000
100YR_002H	PEGGY RD EAST	BASE	4.25	0.00	1.00	0	0.06	0.00	0.164	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd East Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_002H	PEGGY RD EAST	BASE	518.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	522.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	526.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	530.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	534.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	538.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	542.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	546.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	550.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	554.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	558.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	562.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	566.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	570.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	574.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	578.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	582.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	586.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	590.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	594.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	598.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	602.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	606.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	610.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	614.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	618.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	622.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	626.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	630.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	634.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	638.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	642.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	646.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	650.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	654.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	658.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	662.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	666.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	670.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	674.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	678.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	682.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	686.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	690.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	694.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	698.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	702.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	706.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	710.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	714.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	718.26	0.00	1.00	0	0.00	0.00	0.165	0.000
100YR_002H	PEGGY RD EAST	BASE	722.00	0.00	1.00	0	0.00	0.00	0.165	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd East Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_004H	PEGGY RD EAST	BASE	644.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	648.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	652.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	656.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	660.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	664.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	668.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	672.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	676.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	680.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	684.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	688.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	692.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	696.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	700.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	704.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	708.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	712.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	716.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	720.25	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_004H	PEGGY RD EAST	BASE	724.01	0.00	1.00	0	0.00	0.00	0.823	0.000
100YR_008H	PEGGY RD EAST	BASE	0.00	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	0.26	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	0.50	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	0.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	1.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	1.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	1.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	1.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	2.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	2.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	2.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	2.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	3.01	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	3.25	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_008H	PEGGY RD EAST	BASE	3.50	0.00	1.00	0	0.54	0.00	0.006	0.000
100YR_008H	PEGGY RD EAST	BASE	3.75	0.00	1.00	0	1.35	0.00	0.025	0.000
100YR_008H	PEGGY RD EAST	BASE	4.00	0.00	1.00	0	2.68	0.00	0.067	0.000
100YR_008H	PEGGY RD EAST	BASE	4.25	0.00	1.00	0	1.99	0.00	0.115	0.000
100YR_008H	PEGGY RD EAST	BASE	4.50	0.00	1.00	0	2.21	0.00	0.159	0.000
100YR_008H	PEGGY RD EAST	BASE	4.75	0.00	1.00	0	2.41	0.00	0.207	0.000
100YR_008H	PEGGY RD EAST	BASE	5.00	0.00	1.00	0	2.70	0.00	0.259	0.000
100YR_008H	PEGGY RD EAST	BASE	5.25	0.00	1.00	0	2.16	0.00	0.309	0.000
100YR_008H	PEGGY RD EAST	BASE	5.51	0.00	1.00	0	2.21	0.00	0.356	0.000
100YR_008H	PEGGY RD EAST	BASE	5.76	0.00	1.00	0	2.26	0.00	0.401	0.000
100YR_008H	PEGGY RD EAST	BASE	6.01	0.00	1.00	0	2.31	0.00	0.449	0.000
100YR_008H	PEGGY RD EAST	BASE	6.26	0.00	1.00	0	2.27	0.00	0.496	0.000
100YR_008H	PEGGY RD EAST	BASE	6.51	0.00	1.00	0	2.28	0.00	0.543	0.000
100YR_008H	PEGGY RD EAST	BASE	6.76	0.00	1.00	0	2.30	0.00	0.590	0.000
100YR_008H	PEGGY RD EAST	BASE	7.01	0.00	1.00	0	2.31	0.00	0.638	0.000
100YR_008H	PEGGY RD EAST	BASE	7.26	0.00	1.00	0	2.13	0.00	0.684	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd East Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_008H	PEGGY RD EAST	BASE	548.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	552.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	556.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	560.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	564.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	568.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	572.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	576.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	580.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	584.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	588.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	592.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	596.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	600.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	604.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	608.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	612.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	616.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	620.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	624.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	628.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	632.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	636.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	640.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	644.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	648.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	652.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	656.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	660.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	664.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	668.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	672.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	676.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	680.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	684.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	688.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	692.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	696.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	700.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	704.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	708.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	712.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	716.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	720.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	724.26	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_008H	PEGGY RD EAST	BASE	728.02	0.00	1.00	0	0.00	0.00	1.860	0.000
100YR_024H	PEGGY RD EAST	BASE	0.00	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_024H	PEGGY RD EAST	BASE	0.26	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_024H	PEGGY RD EAST	BASE	0.50	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_024H	PEGGY RD EAST	BASE	0.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_024H	PEGGY RD EAST	BASE	1.02	0.00	1.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd East Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_024H	PEGGY RD EAST	BASE	744.01	0.00	1.00	0	0.00	0.00	5.879	0.000
100YR_072H	PEGGY RD EAST	BASE	0.00	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	0.26	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	0.50	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	0.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	1.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	1.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	1.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	1.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	2.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	2.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	2.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	2.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	3.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	3.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	3.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	3.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	4.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	4.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	4.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	4.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	5.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	5.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	5.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	5.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	6.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	6.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	6.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	6.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	7.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	7.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	7.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	7.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	8.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	8.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	8.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	8.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	9.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	9.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	9.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	9.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	10.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	10.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	10.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	10.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	11.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	11.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	11.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	11.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	12.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_072H	PEGGY RD EAST	BASE	12.27	0.00	1.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd East Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	PEGGY RD EAST	BASE	780.26	0.00	1.00	0	0.00	0.00	10.647	0.000
100YR_072H	PEGGY RD EAST	BASE	784.26	0.00	1.00	0	0.00	0.00	10.647	0.000
100YR_072H	PEGGY RD EAST	BASE	788.26	0.00	1.00	0	0.00	0.00	10.647	0.000
100YR_072H	PEGGY RD EAST	BASE	792.01	0.00	1.00	0	0.00	0.00	10.647	0.000
100YR_168H	PEGGY RD EAST	BASE	0.00	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	0.26	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	0.50	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	0.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	1.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	1.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	1.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	1.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	2.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	2.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	2.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	2.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	3.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	3.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	3.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	3.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	4.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	4.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	4.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	4.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	5.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	5.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	5.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	5.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	6.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	6.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	6.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	6.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	7.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	7.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	7.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	7.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	8.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	8.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	8.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	8.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	9.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	9.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	9.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	9.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	10.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	10.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	10.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	10.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	11.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	11.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_168H	PEGGY RD EAST	BASE	11.52	0.00	1.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd East Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	PEGGY RD EAST	BASE	856.26	0.00	1.00	0	0.00	0.00	14.371	0.000
100YR_168H	PEGGY RD EAST	BASE	860.26	0.00	1.00	0	0.00	0.00	14.371	0.000
100YR_168H	PEGGY RD EAST	BASE	864.26	0.00	1.00	0	0.00	0.00	14.371	0.000
100YR_168H	PEGGY RD EAST	BASE	868.26	0.00	1.00	0	0.00	0.00	14.371	0.000
100YR_168H	PEGGY RD EAST	BASE	872.26	0.00	1.00	0	0.00	0.00	14.371	0.000
100YR_168H	PEGGY RD EAST	BASE	876.26	0.00	1.00	0	0.00	0.00	14.371	0.000
100YR_168H	PEGGY RD EAST	BASE	880.26	0.00	1.00	0	0.00	0.00	14.371	0.000
100YR_168H	PEGGY RD EAST	BASE	884.26	0.00	1.00	0	0.00	0.00	14.371	0.000
100YR_168H	PEGGY RD EAST	BASE	888.01	0.00	1.00	0	0.00	0.00	14.371	0.000
100YR_240H	PEGGY RD EAST	BASE	0.00	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	0.26	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	0.50	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	0.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	1.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	1.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	1.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	1.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	2.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	2.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	2.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	2.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	3.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	3.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	3.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	3.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	4.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	4.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	4.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	4.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	5.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	5.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	5.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	5.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	6.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	6.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	6.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	6.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	7.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	7.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	7.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	7.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	8.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	8.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	8.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	8.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	9.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	9.27	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	9.52	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	9.77	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	10.02	0.00	1.00	0	0.00	0.00	0.000	0.000
100YR_240H	PEGGY RD EAST	BASE	10.27	0.00	1.00	0	0.00	0.00	0.000	0.000

Project: 17-0373 Legacy Park - Phase 2
Peggy Rd East Volumes

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	PEGGY RD EAST	BASE	844.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	848.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	852.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	856.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	860.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	864.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	868.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	872.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	876.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	880.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	884.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	888.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	892.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	896.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	900.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	904.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	908.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	912.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	916.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	920.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	924.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	928.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	932.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	936.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	940.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	944.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	948.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	952.26	0.00	1.00	0	0.00	0.00	18.202	0.000
100YR_240H	PEGGY RD EAST	BASE	956.26	0.00	1.00	0	0.00	0.00	18.202	0.000

Project: 17-0373 Legacy Park - Phase 2
SMF Peak Stages

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
SMF-1	BASE	100YR_001H	0.98	90.82	95.50	0.0039	38373	0.67	31.19	0.98	3.11
SMF-1	BASE	100YR_002H	2.04	91.25	95.50	0.0039	39746	0.83	31.17	2.04	3.22
SMF-1	BASE	100YR_004H	3.64	92.04	95.50	0.0049	42258	2.50	22.63	3.64	3.43
SMF-1	BASE	100YR_008H	7.04	92.42	95.50	0.0050	43520	4.00	28.15	7.04	3.87
SMF-1	BASE	100YR_024H	22.08	93.37	95.50	0.0049	46686	12.00	10.03	16.35	3.68
SMF-1	BASE	100YR_072H	64.12	94.78	95.50	0.0049	51560	60.00	8.98	36.10	2.97
SMF-1	BASE	100YR_168H	160.04	95.24	95.50	0.0041	53171	159.91	6.77	160.04	5.22
SMF-1	BASE	100YR_240H	184.04	95.39	95.50	0.0050	53718	184.00	8.80	184.03	7.03
SMF-2	BASE	100YR_001H	0.95	112.05	114.50	0.0050	4862	0.67	4.25	0.95	0.56
SMF-2	BASE	100YR_002H	1.91	112.37	114.50	0.0050	5301	0.83	4.23	1.91	0.66
SMF-2	BASE	100YR_004H	3.51	112.97	114.50	0.0050	6148	2.50	2.92	3.51	0.81
SMF-2	BASE	100YR_008H	5.12	113.15	114.50	0.0050	6421	4.00	3.62	5.12	0.85
SMF-2	BASE	100YR_024H	16.05	112.74	114.50	-0.0050	5825	12.00	1.28	16.05	0.75
SMF-2	BASE	100YR_072H	60.11	112.77	114.50	0.0044	5868	60.00	1.11	60.11	0.76
SMF-2	BASE	100YR_168H	160.02	112.64	114.50	0.0050	5686	159.91	0.83	160.02	0.72
SMF-2	BASE	100YR_240H	184.04	113.25	114.50	0.0045	6567	184.00	1.08	184.04	0.86
SMF-3	BASE	100YR_001H	1.00	89.04	91.50	0.0050	37674	0.67	32.59	1.00	2.47
SMF-3	BASE	100YR_002H	2.05	89.46	91.50	0.0048	39104	0.83	32.06	2.05	3.20
SMF-3	BASE	100YR_004H	3.60	90.08	91.50	0.0046	41164	2.50	20.30	3.60	4.02
SMF-3	BASE	100YR_008H	6.21	90.30	91.50	0.0050	41906	4.00	24.81	6.21	4.22
SMF-3	BASE	100YR_024H	19.08	91.05	91.50	0.0050	44463	12.00	8.99	19.06	4.27
SMF-3	BASE	100YR_072H	60.12	91.20	91.50	0.0050	44920	59.99	7.41	60.11	5.17
SMF-3	BASE	100YR_168H	160.01	91.22	91.50	0.0034	44969	159.92	5.58	160.01	5.18
SMF-3	BASE	100YR_240H	184.01	91.45	91.50	0.0034	45680	184.00	7.21	184.01	6.80
SMF-4	BASE	100YR_001H	1.22	89.26	94.00	0.0027	29217	0.92	7.76	1.22	1.44
SMF-4	BASE	100YR_002H	2.21	89.60	94.00	0.0028	30655	1.08	7.24	2.21	1.51
SMF-4	BASE	100YR_004H	4.02	90.27	94.00	0.0032	33495	2.58	11.10	4.02	1.77
SMF-4	BASE	100YR_008H	7.34	90.69	94.00	0.0031	35280	4.08	13.73	7.34	2.04
SMF-4	BASE	100YR_024H	21.31	91.45	94.00	0.0034	38577	12.08	5.74	21.31	2.37
SMF-4	BASE	100YR_072H	68.19	92.79	94.00	0.0040	44589	60.00	6.67	40.15	1.46
SMF-4	BASE	100YR_168H	160.48	93.68	94.00	0.0040	48626	159.91	5.33	160.16	1.36
SMF-4	BASE	100YR_240H	192.13	93.76	94.00	0.0036	49008	184.00	6.87	184.17	1.50

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft ²	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af	
100YR_001H	SMF-1	BASE	0.00	90.00	95.50	35850	0.00	0.00	0.000	0.000	
100YR_001H	SMF-1	BASE	0.08	90.00	95.50	35850	0.00	0.00	0.000	0.000	
100YR_001H	SMF-1	BASE	0.18	90.00	95.50	35850	0.00	0.00	0.000	0.000	
100YR_001H	SMF-1	BASE	0.26	90.00	95.50	35850	0.00	0.00	0.000	0.000	
100YR_001H	SMF-1	BASE	0.34	90.00	95.50	35850	0.01	0.01	0.000	0.000	
100YR_001H	SMF-1	BASE	0.42	90.00	95.50	35851	0.28	0.28	0.001	0.001	
100YR_001H	SMF-1	BASE	0.50	90.03	95.50	35929	10.77	2.91	0.039	0.012	
100YR_001H	SMF-1	BASE	0.58	90.16	95.50	36331	26.76	2.94	0.167	0.032	
100YR_001H	SMF-1	BASE	0.67	90.37	95.50	36988	31.19	3.00	0.366	0.052	
100YR_001H	SMF-1	BASE	0.75	90.58	95.50	37630	26.56	3.05	0.564	0.073	
100YR_001H	SMF-1	BASE	0.83	90.73	95.50	38117	19.27	3.09	0.722	0.094	
100YR_001H	SMF-1	BASE	0.92	90.81	95.50	38349	5.79	3.11	0.812	0.116	
100YR_001H	SMF-1	BASE	1.00	90.81	95.50	38369	2.14	3.11	0.839	0.138	
100YR_001H	SMF-1	BASE	1.09	90.80	95.50	38326	0.60	3.11	0.849	0.159	
100YR_001H	SMF-1	BASE	1.17	90.78	95.50	38262	0.07	3.10	0.851	0.180	
100YR_001H	SMF-1	BASE	1.25	90.75	95.50	38185	0.01	3.09	0.851	0.202	
100YR_001H	SMF-1	BASE	1.34	90.73	95.50	38112	0.00	3.09	0.851	0.223	
100YR_001H	SMF-1	BASE	1.42	90.71	95.50	38033	0.00	3.08	0.851	0.245	
100YR_001H	SMF-1	BASE	1.50	90.68	95.50	37960	0.00	3.08	0.851	0.266	
100YR_001H	SMF-1	BASE	1.58	90.66	95.50	37887	0.00	3.07	0.851	0.286	
100YR_001H	SMF-1	BASE	1.67	90.63	95.50	37809	0.00	3.06	0.851	0.308	
100YR_001H	SMF-1	BASE	1.75	90.61	95.50	37736	0.00	3.06	0.851	0.329	
100YR_001H	SMF-1	BASE	1.84	90.59	95.50	37660	0.00	3.05	0.851	0.350	
100YR_001H	SMF-1	BASE	1.92	90.56	95.50	37584	0.00	3.05	0.851	0.371	
100YR_001H	SMF-1	BASE	2.00	90.54	95.50	37508	0.00	3.04	0.851	0.392	
100YR_001H	SMF-1	BASE	2.09	90.51	95.50	37433	0.00	3.03	0.851	0.413	
100YR_001H	SMF-1	BASE	2.34	90.44	95.50	37205	0.00	3.01	0.851	0.476	
100YR_001H	SMF-1	BASE	2.58	90.37	95.50	36985	0.00	3.00	0.851	0.537	
100YR_001H	SMF-1	BASE	2.84	90.29	95.50	36754	0.00	2.98	0.851	0.600	
100YR_001H	SMF-1	BASE	3.09	90.22	95.50	36527	0.00	2.96	0.851	0.662	
100YR_001H	SMF-1	BASE	3.33	90.15	95.50	36309	0.00	2.94	0.851	0.721	
100YR_001H	SMF-1	BASE	3.59	90.07	95.50	36082	0.00	2.92	0.851	0.782	
100YR_001H	SMF-1	BASE	3.84	90.00	95.50	35854	0.00	2.64	0.851	0.840	
100YR_001H	SMF-1	BASE	4.08	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	4.33	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	4.58	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	4.84	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	5.09	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	5.34	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	5.59	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	5.84	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	6.09	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	6.34	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	6.59	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	6.84	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	7.09	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	7.34	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	7.59	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	7.84	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	8.09	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	8.34	90.00	95.50	35850	0.00	0.00	0.851	0.867	
100YR_001H	SMF-1	BASE	8.59	90.00	95.50	35850	0.00	0.00	0.851	0.867	

 Full Recovery
 Half Recovery

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_002H	SMF-1	BASE	4.51	90.55	95.50	37556	0.00	3.04	1.521	1.004
100YR_002H	SMF-1	BASE	4.76	90.48	95.50	37328	0.00	3.02	1.521	1.067
100YR_002H	SMF-1	BASE	5.01	90.40	95.50	37101	0.00	3.01	1.521	1.130
100YR_002H	SMF-1	BASE	5.25	90.33	95.50	36883	0.00	2.99	1.521	1.190
100YR_002H	SMF-1	BASE	5.50	90.26	95.50	36655	0.00	2.97	1.521	1.252
100YR_002H	SMF-1	BASE	5.76	90.19	95.50	36428	0.00	2.95	1.521	1.314
100YR_002H	SMF-1	BASE	6.01	90.11	95.50	36201	0.00	2.93	1.521	1.375
100YR_002H	SMF-1	BASE	6.26	90.04	95.50	35973	0.00	2.91	1.521	1.436
100YR_002H	SMF-1	BASE	6.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	6.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	7.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	7.26	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	7.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	7.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	8.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	8.26	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	8.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	8.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	9.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	9.26	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	9.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	9.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	10.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	10.26	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	10.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	10.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	11.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	11.26	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	11.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	11.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	12.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	12.26	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	12.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	12.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	13.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	13.26	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	13.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	13.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	14.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	14.26	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	14.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	14.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	15.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	15.26	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	15.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	15.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	16.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	16.26	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	16.51	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	16.76	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	17.01	90.00	95.50	35850	0.00	0.00	1.521	1.466
100YR_002H	SMF-1	BASE	17.26	90.00	95.50	35850	0.00	0.00	1.521	1.466

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_004H	SMF-1	BASE	12.75	90.29	95.50	36742	0.00	0.52	2.608	2.257
100YR_004H	SMF-1	BASE	13.00	90.28	95.50	36703	0.00	0.50	2.608	2.268
100YR_004H	SMF-1	BASE	13.25	90.26	95.50	36665	0.00	0.49	2.608	2.278
100YR_004H	SMF-1	BASE	13.50	90.25	95.50	36629	0.00	0.47	2.608	2.288
100YR_004H	SMF-1	BASE	13.75	90.24	95.50	36593	0.00	0.46	2.608	2.298
100YR_004H	SMF-1	BASE	14.00	90.23	95.50	36559	0.00	0.45	2.608	2.307
100YR_004H	SMF-1	BASE	14.25	90.22	95.50	36525	0.00	0.44	2.608	2.316
100YR_004H	SMF-1	BASE	14.50	90.21	95.50	36492	0.00	0.43	2.608	2.325
100YR_004H	SMF-1	BASE	14.75	90.20	95.50	36460	0.00	0.42	2.608	2.334
100YR_004H	SMF-1	BASE	15.00	90.19	95.50	36429	0.00	0.41	2.608	2.343
100YR_004H	SMF-1	BASE	15.25	90.18	95.50	36398	0.00	0.40	2.608	2.351
100YR_004H	SMF-1	BASE	15.50	90.17	95.50	36368	0.00	0.39	2.608	2.359
100YR_004H	SMF-1	BASE	15.75	90.16	95.50	36338	0.00	0.38	2.608	2.367
100YR_004H	SMF-1	BASE	16.00	90.15	95.50	36309	0.00	0.37	2.608	2.375
100YR_004H	SMF-1	BASE	16.25	90.14	95.50	36281	0.00	0.37	2.608	2.382
100YR_004H	SMF-1	BASE	16.50	90.13	95.50	36253	0.00	0.36	2.608	2.390
100YR_004H	SMF-1	BASE	16.75	90.12	95.50	36226	0.00	0.35	2.608	2.397
100YR_004H	SMF-1	BASE	17.00	90.11	95.50	36199	0.00	0.35	2.608	2.404
100YR_004H	SMF-1	BASE	17.25	90.10	95.50	36172	0.00	0.34	2.608	2.412
100YR_004H	SMF-1	BASE	17.50	90.10	95.50	36146	0.00	0.34	2.608	2.419
100YR_004H	SMF-1	BASE	17.75	90.09	95.50	36121	0.00	0.33	2.608	2.425
100YR_004H	SMF-1	BASE	18.00	90.08	95.50	36095	0.00	0.33	2.608	2.432
100YR_004H	SMF-1	BASE	18.25	90.07	95.50	36070	0.00	0.32	2.608	2.439
100YR_004H	SMF-1	BASE	18.50	90.06	95.50	36046	0.00	0.32	2.608	2.445
100YR_004H	SMF-1	BASE	18.75	90.06	95.50	36022	0.00	0.31	2.608	2.452
100YR_004H	SMF-1	BASE	19.00	90.05	95.50	35998	0.00	0.31	2.608	2.458
100YR_004H	SMF-1	BASE	19.25	90.04	95.50	35974	0.00	0.30	2.608	2.465
100YR_004H	SMF-1	BASE	19.50	90.03	95.50	35951	0.00	0.30	2.608	2.471
100YR_004H	SMF-1	BASE	19.75	90.03	95.50	35928	0.00	0.29	2.608	2.477
100YR_004H	SMF-1	BASE	20.00	90.02	95.50	35905	0.00	0.29	2.608	2.483
100YR_004H	SMF-1	BASE	20.25	90.01	95.50	35883	0.00	0.29	2.608	2.489
100YR_004H	SMF-1	BASE	20.50	90.00	95.50	35861	0.00	0.28	2.608	2.495
100YR_004H	SMF-1	BASE	20.75	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	21.00	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	21.25	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	21.50	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	21.75	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	22.00	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	22.25	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	22.50	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	22.75	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	23.00	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	23.25	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	23.50	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	23.75	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	24.00	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	24.25	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	25.25	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	26.25	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	27.25	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	28.25	90.00	95.50	35850	0.00	0.00	2.608	2.498
100YR_004H	SMF-1	BASE	29.25	90.00	95.50	35850	0.00	0.00	2.608	2.498

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_008H	SMF-1	BASE	61.26	90.17	95.50	36368	0.00	0.14	3.738	3.483
100YR_008H	SMF-1	BASE	62.26	90.15	95.50	36326	0.00	0.14	3.738	3.494
100YR_008H	SMF-1	BASE	63.26	90.14	95.50	36285	0.00	0.13	3.738	3.505
100YR_008H	SMF-1	BASE	64.26	90.13	95.50	36244	0.00	0.13	3.738	3.516
100YR_008H	SMF-1	BASE	65.26	90.11	95.50	36203	0.00	0.13	3.738	3.527
100YR_008H	SMF-1	BASE	66.26	90.10	95.50	36163	0.00	0.13	3.738	3.538
100YR_008H	SMF-1	BASE	67.26	90.09	95.50	36124	0.00	0.13	3.738	3.548
100YR_008H	SMF-1	BASE	68.26	90.08	95.50	36084	0.00	0.13	3.738	3.559
100YR_008H	SMF-1	BASE	69.26	90.06	95.50	36046	0.00	0.13	3.738	3.569
100YR_008H	SMF-1	BASE	70.26	90.05	95.50	36007	0.00	0.12	3.738	3.580
100YR_008H	SMF-1	BASE	71.26	90.04	95.50	35969	0.00	0.12	3.738	3.590
100YR_008H	SMF-1	BASE	72.26	90.03	95.50	35931	0.00	0.12	3.738	3.600
100YR_008H	SMF-1	BASE	73.26	90.01	95.50	35894	0.00	0.12	3.738	3.610
100YR_008H	SMF-1	BASE	74.26	90.00	95.50	35857	0.00	0.12	3.738	3.620
100YR_008H	SMF-1	BASE	75.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	76.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	77.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	78.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	79.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	80.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	81.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	82.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	83.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	84.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	85.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	86.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	87.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	88.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	89.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	90.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	91.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	92.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	93.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	94.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	95.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	96.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	97.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	98.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	99.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	100.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	101.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	102.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	103.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	104.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	105.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	106.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	107.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	108.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	109.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	110.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	111.26	90.00	95.50	35850	0.00	0.00	3.738	3.625
100YR_008H	SMF-1	BASE	112.26	90.00	95.50	35850	0.00	0.00	3.738	3.625

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_024H	SMF-1	BASE	174.26	90.52	95.50	37473	0.00	0.08	6.717	6.243
100YR_024H	SMF-1	BASE	175.26	90.52	95.50	37450	0.00	0.08	6.717	6.249
100YR_024H	SMF-1	BASE	176.26	90.51	95.50	37426	0.00	0.08	6.717	6.256
100YR_024H	SMF-1	BASE	177.26	90.50	95.50	37403	0.00	0.08	6.717	6.262
100YR_024H	SMF-1	BASE	178.26	90.49	95.50	37380	0.00	0.08	6.717	6.269
100YR_024H	SMF-1	BASE	179.26	90.49	95.50	37357	0.00	0.08	6.717	6.275
100YR_024H	SMF-1	BASE	180.26	90.48	95.50	37334	0.00	0.08	6.717	6.281
100YR_024H	SMF-1	BASE	181.26	90.47	95.50	37311	0.00	0.08	6.717	6.288
100YR_024H	SMF-1	BASE	182.26	90.46	95.50	37288	0.00	0.08	6.717	6.294
100YR_024H	SMF-1	BASE	183.26	90.46	95.50	37265	0.00	0.08	6.717	6.300
100YR_024H	SMF-1	BASE	184.26	90.45	95.50	37243	0.00	0.08	6.717	6.306
100YR_024H	SMF-1	BASE	185.26	90.44	95.50	37220	0.00	0.07	6.717	6.313
100YR_024H	SMF-1	BASE	186.26	90.44	95.50	37198	0.00	0.07	6.717	6.319
100YR_024H	SMF-1	BASE	187.26	90.43	95.50	37176	0.00	0.07	6.717	6.325
100YR_024H	SMF-1	BASE	188.26	90.42	95.50	37153	0.00	0.07	6.717	6.331
100YR_024H	SMF-1	BASE	189.26	90.41	95.50	37131	0.00	0.07	6.717	6.337
100YR_024H	SMF-1	BASE	190.26	90.41	95.50	37109	0.00	0.07	6.717	6.343
100YR_024H	SMF-1	BASE	191.26	90.40	95.50	37087	0.00	0.07	6.717	6.349
100YR_024H	SMF-1	BASE	192.26	90.39	95.50	37066	0.00	0.07	6.717	6.355
100YR_024H	SMF-1	BASE	196.26	90.37	95.50	36979	0.00	0.07	6.717	6.379
100YR_024H	SMF-1	BASE	200.26	90.34	95.50	36895	0.00	0.07	6.717	6.402
100YR_024H	SMF-1	BASE	204.26	90.31	95.50	36811	0.00	0.07	6.717	6.425
100YR_024H	SMF-1	BASE	208.26	90.28	95.50	36729	0.00	0.07	6.717	6.447
100YR_024H	SMF-1	BASE	212.26	90.26	95.50	36649	0.00	0.07	6.717	6.469
100YR_024H	SMF-1	BASE	216.26	90.23	95.50	36569	0.00	0.06	6.717	6.491
100YR_024H	SMF-1	BASE	220.26	90.21	95.50	36491	0.00	0.06	6.717	6.512
100YR_024H	SMF-1	BASE	224.26	90.18	95.50	36414	0.00	0.06	6.717	6.533
100YR_024H	SMF-1	BASE	228.26	90.16	95.50	36338	0.00	0.06	6.717	6.553
100YR_024H	SMF-1	BASE	232.26	90.13	95.50	36264	0.00	0.06	6.717	6.574
100YR_024H	SMF-1	BASE	236.26	90.11	95.50	36190	0.00	0.06	6.717	6.593
100YR_024H	SMF-1	BASE	240.26	90.09	95.50	36118	0.00	0.06	6.717	6.613
100YR_024H	SMF-1	BASE	244.26	90.06	95.50	36046	0.00	0.06	6.717	6.632
100YR_024H	SMF-1	BASE	248.26	90.04	95.50	35976	0.00	0.06	6.717	6.651
100YR_024H	SMF-1	BASE	252.26	90.02	95.50	35907	0.00	0.06	6.717	6.669
100YR_024H	SMF-1	BASE	256.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	260.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	264.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	268.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	272.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	276.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	280.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	284.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	288.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	292.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	296.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	300.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	304.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	308.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	312.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	316.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	320.26	90.00	95.50	35850	0.00	0.00	6.717	6.678
100YR_024H	SMF-1	BASE	324.26	90.00	95.50	35850	0.00	0.00	6.717	6.678

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	SMF-1	BASE	64.51	94.76	95.50	51493	1.90	2.68	8.935	4.163
100YR_072H	SMF-1	BASE	64.76	94.75	95.50	51447	1.91	2.65	8.975	4.219
100YR_072H	SMF-1	BASE	65.01	94.74	95.50	51401	1.91	2.63	9.015	4.274
100YR_072H	SMF-1	BASE	65.25	94.73	95.50	51359	1.91	2.61	9.052	4.326
100YR_072H	SMF-1	BASE	65.51	94.71	95.50	51316	1.91	2.60	9.092	4.381
100YR_072H	SMF-1	BASE	65.76	94.70	95.50	51274	1.91	2.58	9.132	4.435
100YR_072H	SMF-1	BASE	66.01	94.69	95.50	51233	1.91	2.57	9.172	4.489
100YR_072H	SMF-1	BASE	66.25	94.68	95.50	51195	1.91	2.56	9.210	4.540
100YR_072H	SMF-1	BASE	66.51	94.67	95.50	51155	1.92	2.54	9.251	4.593
100YR_072H	SMF-1	BASE	66.76	94.66	95.50	51116	1.92	2.53	9.291	4.646
100YR_072H	SMF-1	BASE	67.01	94.65	95.50	51079	1.92	2.52	9.331	4.699
100YR_072H	SMF-1	BASE	67.26	94.63	95.50	51043	1.92	2.51	9.369	4.750
100YR_072H	SMF-1	BASE	67.51	94.62	95.50	51007	1.92	2.50	9.409	4.801
100YR_072H	SMF-1	BASE	67.76	94.61	95.50	50972	1.92	2.49	9.449	4.853
100YR_072H	SMF-1	BASE	68.01	94.60	95.50	50937	1.88	2.48	9.488	4.904
100YR_072H	SMF-1	BASE	68.26	94.58	95.50	50856	0.87	2.46	9.516	4.955
100YR_072H	SMF-1	BASE	68.51	94.55	95.50	50759	0.87	2.43	9.534	5.006
100YR_072H	SMF-1	BASE	68.76	94.53	95.50	50662	0.87	2.41	9.552	5.056
100YR_072H	SMF-1	BASE	69.01	94.50	95.50	50567	0.87	2.39	9.570	5.105
100YR_072H	SMF-1	BASE	69.26	94.47	95.50	50473	0.87	2.37	9.588	5.155
100YR_072H	SMF-1	BASE	69.51	94.44	95.50	50380	0.87	2.35	9.606	5.203
100YR_072H	SMF-1	BASE	69.76	94.42	95.50	50289	0.87	2.33	9.624	5.252
100YR_072H	SMF-1	BASE	70.01	94.39	95.50	50198	0.87	2.31	9.642	5.300
100YR_072H	SMF-1	BASE	70.26	94.37	95.50	50108	0.87	2.29	9.660	5.347
100YR_072H	SMF-1	BASE	70.51	94.34	95.50	50019	0.87	2.28	9.678	5.395
100YR_072H	SMF-1	BASE	70.76	94.32	95.50	49931	0.87	2.26	9.696	5.441
100YR_072H	SMF-1	BASE	71.01	94.29	95.50	49845	0.87	2.24	9.713	5.488
100YR_072H	SMF-1	BASE	71.26	94.27	95.50	49759	0.87	2.22	9.731	5.534
100YR_072H	SMF-1	BASE	71.51	94.24	95.50	49674	0.87	2.21	9.749	5.580
100YR_072H	SMF-1	BASE	71.76	94.22	95.50	49590	0.87	2.19	9.767	5.625
100YR_072H	SMF-1	BASE	72.01	94.19	95.50	49506	0.83	2.17	9.785	5.670
100YR_072H	SMF-1	BASE	72.26	94.16	95.50	49385	0.00	2.15	9.794	5.715
100YR_072H	SMF-1	BASE	72.51	94.12	95.50	49249	0.00	2.12	9.794	5.759
100YR_072H	SMF-1	BASE	72.76	94.08	95.50	49115	0.00	2.09	9.794	5.802
100YR_072H	SMF-1	BASE	73.01	94.04	95.50	48983	0.00	2.06	9.794	5.845
100YR_072H	SMF-1	BASE	73.26	94.01	95.50	48851	0.00	2.03	9.794	5.887
100YR_072H	SMF-1	BASE	73.51	93.97	95.50	48724	0.00	2.01	9.794	5.929
100YR_072H	SMF-1	BASE	73.76	93.93	95.50	48599	0.00	1.98	9.794	5.970
100YR_072H	SMF-1	BASE	74.01	93.90	95.50	48475	0.00	1.96	9.794	6.011
100YR_072H	SMF-1	BASE	74.26	93.86	95.50	48352	0.00	1.93	9.794	6.051
100YR_072H	SMF-1	BASE	74.51	93.82	95.50	48231	0.00	1.91	9.794	6.091
100YR_072H	SMF-1	BASE	74.76	93.79	95.50	48110	0.00	1.88	9.794	6.130
100YR_072H	SMF-1	BASE	75.01	93.75	95.50	47991	0.00	1.86	9.794	6.169
100YR_072H	SMF-1	BASE	75.26	93.72	95.50	47874	0.00	1.83	9.794	6.207
100YR_072H	SMF-1	BASE	75.51	93.68	95.50	47757	0.00	1.81	9.794	6.244
100YR_072H	SMF-1	BASE	75.76	93.65	95.50	47642	0.00	1.78	9.794	6.281
100YR_072H	SMF-1	BASE	76.01	93.62	95.50	47529	0.00	1.76	9.794	6.318
100YR_072H	SMF-1	BASE	76.26	93.58	95.50	47416	0.00	1.73	9.794	6.354
100YR_072H	SMF-1	BASE	76.51	93.55	95.50	47305	0.00	1.71	9.794	6.390
100YR_072H	SMF-1	BASE	76.76	93.52	95.50	47195	0.00	1.69	9.794	6.425
100YR_072H	SMF-1	BASE	77.01	93.49	95.50	47086	0.00	1.66	9.794	6.459
100YR_072H	SMF-1	BASE	77.26	93.46	95.50	46979	0.00	1.64	9.794	6.493

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	SMF-1	BASE	364.26	90.14	95.50	36291	0.00	0.04	9.794	9.652
100YR_072H	SMF-1	BASE	368.26	90.12	95.50	36236	0.00	0.04	9.794	9.667
100YR_072H	SMF-1	BASE	372.26	90.11	95.50	36182	0.00	0.04	9.794	9.682
100YR_072H	SMF-1	BASE	376.26	90.09	95.50	36128	0.00	0.04	9.794	9.696
100YR_072H	SMF-1	BASE	380.26	90.07	95.50	36075	0.00	0.04	9.794	9.710
100YR_072H	SMF-1	BASE	384.26	90.06	95.50	36022	0.00	0.04	9.794	9.724
100YR_072H	SMF-1	BASE	388.26	90.04	95.50	35970	0.00	0.04	9.794	9.738
100YR_072H	SMF-1	BASE	392.26	90.02	95.50	35919	0.00	0.04	9.794	9.752
100YR_072H	SMF-1	BASE	396.26	90.01	95.50	35868	0.00	0.04	9.794	9.766
100YR_072H	SMF-1	BASE	400.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	404.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	408.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	412.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	416.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	420.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	424.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	428.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	432.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	436.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	440.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	444.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	448.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	452.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	456.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	460.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	464.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	468.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	472.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	476.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	480.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	484.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	488.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	492.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	496.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	500.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	504.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	508.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	512.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	516.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	520.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	524.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	528.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	532.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	536.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	540.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	544.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	548.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	552.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	556.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	560.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	564.26	90.00	95.50	35850	0.00	0.00	9.794	9.772
100YR_072H	SMF-1	BASE	568.26	90.00	95.50	35850	0.00	0.00	9.794	9.772

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	SMF-1	BASE	167.76	94.48	95.50	50508	1.28	2.23	12.350	7.922
100YR_168H	SMF-1	BASE	168.01	94.46	95.50	50450	1.22	2.22	12.376	7.968
100YR_168H	SMF-1	BASE	168.26	94.43	95.50	50334	0.00	2.19	12.389	8.014
100YR_168H	SMF-1	BASE	168.51	94.39	95.50	50198	0.00	2.16	12.389	8.059
100YR_168H	SMF-1	BASE	168.76	94.35	95.50	50063	0.00	2.14	12.389	8.103
100YR_168H	SMF-1	BASE	169.01	94.32	95.50	49930	0.00	2.11	12.389	8.147
100YR_168H	SMF-1	BASE	169.26	94.28	95.50	49798	0.00	2.09	12.389	8.190
100YR_168H	SMF-1	BASE	169.51	94.24	95.50	49667	0.00	2.06	12.389	8.233
100YR_168H	SMF-1	BASE	169.76	94.20	95.50	49538	0.00	2.04	12.389	8.275
100YR_168H	SMF-1	BASE	170.01	94.17	95.50	49409	0.00	2.01	12.389	8.317
100YR_168H	SMF-1	BASE	170.26	94.13	95.50	49282	0.00	1.99	12.389	8.359
100YR_168H	SMF-1	BASE	170.51	94.09	95.50	49155	0.00	1.97	12.389	8.400
100YR_168H	SMF-1	BASE	170.76	94.06	95.50	49030	0.00	1.95	12.389	8.440
100YR_168H	SMF-1	BASE	171.01	94.02	95.50	48907	0.00	1.92	12.389	8.480
100YR_168H	SMF-1	BASE	171.26	93.99	95.50	48785	0.00	1.90	12.389	8.520
100YR_168H	SMF-1	BASE	171.51	93.95	95.50	48666	0.00	1.88	12.389	8.559
100YR_168H	SMF-1	BASE	171.76	93.92	95.50	48549	0.00	1.86	12.389	8.597
100YR_168H	SMF-1	BASE	172.01	93.88	95.50	48433	0.00	1.83	12.389	8.635
100YR_168H	SMF-1	BASE	172.26	93.85	95.50	48317	0.00	1.81	12.389	8.673
100YR_168H	SMF-1	BASE	173.26	93.72	95.50	47868	0.00	1.72	12.389	8.819
100YR_168H	SMF-1	BASE	174.26	93.59	95.50	47437	0.00	1.64	12.389	8.958
100YR_168H	SMF-1	BASE	175.26	93.47	95.50	47024	0.00	1.55	12.389	9.089
100YR_168H	SMF-1	BASE	176.26	93.35	95.50	46630	0.00	1.46	12.389	9.214
100YR_168H	SMF-1	BASE	177.26	93.24	95.50	46256	0.00	1.38	12.389	9.331
100YR_168H	SMF-1	BASE	178.26	93.14	95.50	45902	0.00	1.29	12.389	9.442
100YR_168H	SMF-1	BASE	179.26	93.04	95.50	45568	0.00	1.20	12.389	9.545
100YR_168H	SMF-1	BASE	180.26	92.95	95.50	45260	0.00	1.12	12.389	9.641
100YR_168H	SMF-1	BASE	181.26	92.86	95.50	44977	0.00	1.02	12.389	9.729
100YR_168H	SMF-1	BASE	182.26	92.78	95.50	44721	0.00	0.92	12.389	9.809
100YR_168H	SMF-1	BASE	183.26	92.71	95.50	44488	0.00	0.82	12.389	9.881
100YR_168H	SMF-1	BASE	184.26	92.65	95.50	44278	0.00	0.74	12.389	9.945
100YR_168H	SMF-1	BASE	185.26	92.59	95.50	44088	0.00	0.67	12.389	10.004
100YR_168H	SMF-1	BASE	186.26	92.54	95.50	43919	0.00	0.58	12.389	10.055
100YR_168H	SMF-1	BASE	187.26	92.50	95.50	43770	0.00	0.52	12.389	10.101
100YR_168H	SMF-1	BASE	188.26	92.46	95.50	43632	0.00	0.49	12.389	10.142
100YR_168H	SMF-1	BASE	189.26	92.42	95.50	43505	0.00	0.44	12.389	10.181
100YR_168H	SMF-1	BASE	190.26	92.38	95.50	43390	0.00	0.40	12.389	10.215
100YR_168H	SMF-1	BASE	191.26	92.35	95.50	43285	0.00	0.36	12.389	10.247
100YR_168H	SMF-1	BASE	192.26	92.32	95.50	43190	0.00	0.33	12.389	10.275
100YR_168H	SMF-1	BASE	193.26	92.30	95.50	43104	0.00	0.30	12.389	10.301
100YR_168H	SMF-1	BASE	194.26	92.27	95.50	43026	0.00	0.27	12.389	10.325
100YR_168H	SMF-1	BASE	195.26	92.25	95.50	42954	0.00	0.25	12.389	10.346
100YR_168H	SMF-1	BASE	196.26	92.23	95.50	42888	0.00	0.23	12.389	10.366
100YR_168H	SMF-1	BASE	197.26	92.21	95.50	42827	0.00	0.21	12.389	10.384
100YR_168H	SMF-1	BASE	198.26	92.20	95.50	42770	0.00	0.20	12.389	10.401
100YR_168H	SMF-1	BASE	199.26	92.18	95.50	42717	0.00	0.18	12.389	10.416
100YR_168H	SMF-1	BASE	200.26	92.16	95.50	42667	0.00	0.17	12.389	10.431
100YR_168H	SMF-1	BASE	201.26	92.15	95.50	42621	0.00	0.16	12.389	10.445
100YR_168H	SMF-1	BASE	202.26	92.14	95.50	42576	0.00	0.15	12.389	10.458
100YR_168H	SMF-1	BASE	203.26	92.12	95.50	42535	0.00	0.15	12.389	10.470
100YR_168H	SMF-1	BASE	204.26	92.11	95.50	42495	0.00	0.14	12.389	10.482
100YR_168H	SMF-1	BASE	205.26	92.10	95.50	42456	0.00	0.13	12.389	10.493

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	SMF-1	BASE	440.26	90.58	95.50	37649	0.00	0.05	12.389	11.889
100YR_168H	SMF-1	BASE	444.26	90.56	95.50	37596	0.00	0.05	12.389	11.904
100YR_168H	SMF-1	BASE	448.26	90.55	95.50	37542	0.00	0.04	12.389	11.919
100YR_168H	SMF-1	BASE	452.26	90.53	95.50	37490	0.00	0.04	12.389	11.934
100YR_168H	SMF-1	BASE	456.26	90.51	95.50	37437	0.00	0.04	12.389	11.949
100YR_168H	SMF-1	BASE	460.26	90.50	95.50	37386	0.00	0.04	12.389	11.963
100YR_168H	SMF-1	BASE	464.26	90.48	95.50	37334	0.00	0.04	12.389	11.977
100YR_168H	SMF-1	BASE	468.26	90.46	95.50	37284	0.00	0.04	12.389	11.991
100YR_168H	SMF-1	BASE	472.26	90.45	95.50	37233	0.00	0.04	12.389	12.005
100YR_168H	SMF-1	BASE	476.26	90.43	95.50	37183	0.00	0.04	12.389	12.019
100YR_168H	SMF-1	BASE	480.26	90.42	95.50	37134	0.00	0.04	12.389	12.033
100YR_168H	SMF-1	BASE	484.26	90.40	95.50	37085	0.00	0.04	12.389	12.046
100YR_168H	SMF-1	BASE	488.26	90.38	95.50	37036	0.00	0.04	12.389	12.059
100YR_168H	SMF-1	BASE	492.26	90.37	95.50	36988	0.00	0.04	12.389	12.073
100YR_168H	SMF-1	BASE	496.26	90.35	95.50	36940	0.00	0.04	12.389	12.086
100YR_168H	SMF-1	BASE	500.26	90.34	95.50	36893	0.00	0.04	12.389	12.099
100YR_168H	SMF-1	BASE	504.26	90.32	95.50	36846	0.00	0.04	12.389	12.112
100YR_168H	SMF-1	BASE	508.26	90.31	95.50	36799	0.00	0.04	12.389	12.124
100YR_168H	SMF-1	BASE	512.26	90.29	95.50	36753	0.00	0.04	12.389	12.137
100YR_168H	SMF-1	BASE	516.26	90.28	95.50	36707	0.00	0.04	12.389	12.150
100YR_168H	SMF-1	BASE	520.26	90.26	95.50	36662	0.00	0.04	12.389	12.162
100YR_168H	SMF-1	BASE	524.26	90.25	95.50	36616	0.00	0.04	12.389	12.174
100YR_168H	SMF-1	BASE	528.26	90.23	95.50	36572	0.00	0.04	12.389	12.186
100YR_168H	SMF-1	BASE	532.26	90.22	95.50	36527	0.00	0.04	12.389	12.198
100YR_168H	SMF-1	BASE	536.26	90.20	95.50	36483	0.00	0.04	12.389	12.210
100YR_168H	SMF-1	BASE	540.26	90.19	95.50	36439	0.00	0.04	12.389	12.222
100YR_168H	SMF-1	BASE	544.26	90.18	95.50	36396	0.00	0.04	12.389	12.234
100YR_168H	SMF-1	BASE	548.26	90.16	95.50	36353	0.00	0.04	12.389	12.246
100YR_168H	SMF-1	BASE	552.26	90.15	95.50	36310	0.00	0.03	12.389	12.257
100YR_168H	SMF-1	BASE	556.26	90.14	95.50	36268	0.00	0.03	12.389	12.268
100YR_168H	SMF-1	BASE	560.26	90.12	95.50	36226	0.00	0.03	12.389	12.280
100YR_168H	SMF-1	BASE	564.26	90.11	95.50	36184	0.00	0.03	12.389	12.291
100YR_168H	SMF-1	BASE	568.26	90.09	95.50	36142	0.00	0.03	12.389	12.302
100YR_168H	SMF-1	BASE	572.26	90.08	95.50	36101	0.00	0.03	12.389	12.313
100YR_168H	SMF-1	BASE	576.26	90.07	95.50	36060	0.00	0.03	12.389	12.324
100YR_168H	SMF-1	BASE	580.26	90.05	95.50	36020	0.00	0.03	12.389	12.335
100YR_168H	SMF-1	BASE	584.26	90.04	95.50	35979	0.00	0.03	12.389	12.346
100YR_168H	SMF-1	BASE	588.26	90.03	95.50	35939	0.00	0.03	12.389	12.357
100YR_168H	SMF-1	BASE	592.26	90.02	95.50	35899	0.00	0.03	12.389	12.367
100YR_168H	SMF-1	BASE	596.26	90.00	95.50	35860	0.00	0.03	12.389	12.378
100YR_168H	SMF-1	BASE	600.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	604.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	608.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	612.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	616.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	620.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	624.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	628.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	632.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	636.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	640.26	90.00	95.50	35850	0.00	0.00	12.389	12.383
100YR_168H	SMF-1	BASE	644.26	90.00	95.50	35850	0.00	0.00	12.389	12.383

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	SMF-1	BASE	205.51	93.73	95.50	47904	1.09	1.76	12.957	9.385
100YR_240H	SMF-1	BASE	205.76	93.71	95.50	47862	1.09	1.75	12.980	9.421
100YR_240H	SMF-1	BASE	206.01	93.70	95.50	47820	1.09	1.74	13.002	9.457
100YR_240H	SMF-1	BASE	206.26	93.69	95.50	47778	1.09	1.73	13.025	9.493
100YR_240H	SMF-1	BASE	206.51	93.68	95.50	47737	1.09	1.72	13.047	9.528
100YR_240H	SMF-1	BASE	206.76	93.67	95.50	47697	1.09	1.72	13.070	9.564
100YR_240H	SMF-1	BASE	207.01	93.65	95.50	47657	1.09	1.71	13.092	9.599
100YR_240H	SMF-1	BASE	207.26	93.64	95.50	47617	1.09	1.70	13.115	9.634
100YR_240H	SMF-1	BASE	207.51	93.63	95.50	47578	1.09	1.69	13.137	9.670
100YR_240H	SMF-1	BASE	207.76	93.62	95.50	47540	1.09	1.68	13.160	9.704
100YR_240H	SMF-1	BASE	208.01	93.61	95.50	47502	1.09	1.68	13.182	9.739
100YR_240H	SMF-1	BASE	208.26	93.60	95.50	47466	1.13	1.67	13.205	9.774
100YR_240H	SMF-1	BASE	208.51	93.59	95.50	47431	1.13	1.66	13.228	9.808
100YR_240H	SMF-1	BASE	208.76	93.58	95.50	47396	1.13	1.66	13.252	9.842
100YR_240H	SMF-1	BASE	209.01	93.57	95.50	47362	1.13	1.65	13.275	9.877
100YR_240H	SMF-1	BASE	209.26	93.56	95.50	47329	1.13	1.64	13.298	9.911
100YR_240H	SMF-1	BASE	209.51	93.55	95.50	47296	1.13	1.64	13.322	9.944
100YR_240H	SMF-1	BASE	209.76	93.54	95.50	47263	1.13	1.63	13.345	9.978
100YR_240H	SMF-1	BASE	210.01	93.53	95.50	47231	1.13	1.62	13.368	10.012
100YR_240H	SMF-1	BASE	210.26	93.52	95.50	47199	1.13	1.62	13.392	10.045
100YR_240H	SMF-1	BASE	210.51	93.51	95.50	47168	1.13	1.61	13.415	10.079
100YR_240H	SMF-1	BASE	210.76	93.50	95.50	47137	1.13	1.60	13.438	10.112
100YR_240H	SMF-1	BASE	211.01	93.49	95.50	47106	1.13	1.60	13.462	10.145
100YR_240H	SMF-1	BASE	211.26	93.48	95.50	47076	1.13	1.59	13.485	10.178
100YR_240H	SMF-1	BASE	211.51	93.47	95.50	47046	1.13	1.58	13.508	10.211
100YR_240H	SMF-1	BASE	211.76	93.47	95.50	47017	1.13	1.58	13.532	10.243
100YR_240H	SMF-1	BASE	212.01	93.46	95.50	46988	1.13	1.57	13.555	10.276
100YR_240H	SMF-1	BASE	212.26	93.45	95.50	46960	1.13	1.57	13.578	10.308
100YR_240H	SMF-1	BASE	212.51	93.44	95.50	46932	1.13	1.56	13.602	10.341
100YR_240H	SMF-1	BASE	212.76	93.43	95.50	46904	1.13	1.55	13.625	10.373
100YR_240H	SMF-1	BASE	213.01	93.42	95.50	46876	1.13	1.55	13.648	10.405
100YR_240H	SMF-1	BASE	213.26	93.42	95.50	46849	1.13	1.54	13.672	10.437
100YR_240H	SMF-1	BASE	213.51	93.41	95.50	46823	1.13	1.54	13.695	10.469
100YR_240H	SMF-1	BASE	213.76	93.40	95.50	46797	1.13	1.53	13.719	10.500
100YR_240H	SMF-1	BASE	214.01	93.39	95.50	46771	1.13	1.53	13.742	10.532
100YR_240H	SMF-1	BASE	214.26	93.39	95.50	46745	1.13	1.52	13.765	10.563
100YR_240H	SMF-1	BASE	214.51	93.38	95.50	46720	1.13	1.51	13.789	10.595
100YR_240H	SMF-1	BASE	214.76	93.37	95.50	46695	1.13	1.51	13.812	10.626
100YR_240H	SMF-1	BASE	215.01	93.36	95.50	46671	1.13	1.50	13.836	10.657
100YR_240H	SMF-1	BASE	215.26	93.36	95.50	46647	1.13	1.50	13.859	10.688
100YR_240H	SMF-1	BASE	215.51	93.35	95.50	46623	1.13	1.49	13.883	10.719
100YR_240H	SMF-1	BASE	215.76	93.34	95.50	46600	1.14	1.49	13.906	10.750
100YR_240H	SMF-1	BASE	216.01	93.34	95.50	46577	1.08	1.48	13.929	10.780
100YR_240H	SMF-1	BASE	216.26	93.32	95.50	46521	0.44	1.47	13.945	10.811
100YR_240H	SMF-1	BASE	216.51	93.30	95.50	46453	0.43	1.45	13.954	10.841
100YR_240H	SMF-1	BASE	216.76	93.28	95.50	46387	0.43	1.43	13.963	10.871
100YR_240H	SMF-1	BASE	217.01	93.26	95.50	46322	0.43	1.41	13.972	10.900
100YR_240H	SMF-1	BASE	217.26	93.24	95.50	46258	0.43	1.40	13.981	10.929
100YR_240H	SMF-1	BASE	217.51	93.22	95.50	46195	0.43	1.38	13.989	10.958
100YR_240H	SMF-1	BASE	217.76	93.21	95.50	46133	0.43	1.36	13.998	10.986
100YR_240H	SMF-1	BASE	218.01	93.19	95.50	46072	0.43	1.35	14.007	11.014
100YR_240H	SMF-1	BASE	218.26	93.17	95.50	46011	0.43	1.33	14.016	11.042

Project: 17-0373 Legacy Park - Phase 2
SMF-1 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	SMF-1	BASE	636.26	90.21	95.50	36492	0.00	0.03	14.826	14.649
100YR_240H	SMF-1	BASE	640.26	90.20	95.50	36453	0.00	0.03	14.826	14.660
100YR_240H	SMF-1	BASE	644.26	90.18	95.50	36414	0.00	0.03	14.826	14.670
100YR_240H	SMF-1	BASE	648.26	90.17	95.50	36376	0.00	0.03	14.826	14.681
100YR_240H	SMF-1	BASE	652.26	90.16	95.50	36338	0.00	0.03	14.826	14.691
100YR_240H	SMF-1	BASE	656.26	90.15	95.50	36300	0.00	0.03	14.826	14.701
100YR_240H	SMF-1	BASE	660.26	90.13	95.50	36262	0.00	0.03	14.826	14.712
100YR_240H	SMF-1	BASE	664.26	90.12	95.50	36224	0.00	0.03	14.826	14.722
100YR_240H	SMF-1	BASE	668.26	90.11	95.50	36187	0.00	0.03	14.826	14.732
100YR_240H	SMF-1	BASE	672.26	90.10	95.50	36150	0.00	0.03	14.826	14.742
100YR_240H	SMF-1	BASE	676.26	90.09	95.50	36113	0.00	0.03	14.826	14.752
100YR_240H	SMF-1	BASE	680.26	90.07	95.50	36077	0.00	0.03	14.826	14.761
100YR_240H	SMF-1	BASE	684.26	90.06	95.50	36040	0.00	0.03	14.826	14.771
100YR_240H	SMF-1	BASE	688.26	90.05	95.50	36004	0.00	0.03	14.826	14.781
100YR_240H	SMF-1	BASE	692.26	90.04	95.50	35968	0.00	0.03	14.826	14.790
100YR_240H	SMF-1	BASE	696.26	90.03	95.50	35932	0.00	0.03	14.826	14.800
100YR_240H	SMF-1	BASE	700.26	90.02	95.50	35897	0.00	0.03	14.826	14.809
100YR_240H	SMF-1	BASE	704.26	90.00	95.50	35861	0.00	0.03	14.826	14.819
100YR_240H	SMF-1	BASE	708.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	712.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	716.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	720.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	724.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	728.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	732.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	736.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	740.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	744.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	748.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	752.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	756.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	760.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	764.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	768.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	772.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	776.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	780.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	784.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	788.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	792.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	796.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	800.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	804.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	808.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	812.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	816.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	820.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	824.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	828.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	832.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	836.26	90.00	95.50	35850	0.00	0.00	14.826	14.823
100YR_240H	SMF-1	BASE	840.26	90.00	95.50	35850	0.00	0.00	14.826	14.823

Project: 17-0373 Legacy Park - Phase 2
SMF-2 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_001H	SMF-2	BASE	8.84	111.04	114.50	3543	0.00	0.01	0.119	0.115
100YR_001H	SMF-2	BASE	9.09	111.04	114.50	3538	0.00	0.01	0.119	0.115
100YR_001H	SMF-2	BASE	9.34	111.04	114.50	3534	0.00	0.01	0.119	0.116
100YR_001H	SMF-2	BASE	9.59	111.03	114.50	3530	0.00	0.01	0.119	0.116
100YR_001H	SMF-2	BASE	9.84	111.03	114.50	3526	0.00	0.01	0.119	0.116
100YR_001H	SMF-2	BASE	10.09	111.03	114.50	3522	0.00	0.01	0.119	0.116
100YR_001H	SMF-2	BASE	10.34	111.03	114.50	3518	0.00	0.01	0.119	0.117
100YR_001H	SMF-2	BASE	10.59	111.02	114.50	3514	0.00	0.01	0.119	0.117
100YR_001H	SMF-2	BASE	10.84	111.02	114.50	3511	0.00	0.01	0.119	0.117
100YR_001H	SMF-2	BASE	11.09	111.02	114.50	3507	0.00	0.01	0.119	0.117
100YR_001H	SMF-2	BASE	11.34	111.01	114.50	3504	0.00	0.01	0.119	0.117
100YR_001H	SMF-2	BASE	11.59	111.01	114.50	3500	0.00	0.01	0.119	0.118
100YR_001H	SMF-2	BASE	11.84	111.01	114.50	3497	0.00	0.01	0.119	0.118
100YR_001H	SMF-2	BASE	12.09	111.01	114.50	3493	0.00	0.01	0.119	0.118
100YR_001H	SMF-2	BASE	12.34	111.00	114.50	3490	0.00	0.01	0.119	0.118
100YR_001H	SMF-2	BASE	12.59	111.00	114.50	3486	0.00	0.01	0.119	0.118
100YR_001H	SMF-2	BASE	12.84	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	13.09	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	13.34	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	13.59	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	13.84	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	14.09	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	14.34	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	14.59	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	14.84	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	15.09	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	15.34	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	15.59	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	15.84	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	16.09	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	16.34	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	16.59	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	16.84	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	17.09	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	17.34	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	17.59	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	17.84	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	18.09	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	18.34	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	18.59	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	18.84	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	19.09	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	19.34	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	19.59	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	19.84	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	20.09	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	20.34	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	20.59	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	20.84	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	21.09	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	21.34	111.00	114.50	3485	0.00	0.00	0.119	0.119
100YR_001H	SMF-2	BASE	21.59	111.00	114.50	3485	0.00	0.00	0.119	0.119

Project: 17-0373 Legacy Park - Phase 2
SMF-2 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_002H	SMF-2	BASE	4.51	111.45	114.50	4068	0.00	0.30	0.205	0.163
100YR_002H	SMF-2	BASE	4.76	111.39	114.50	3990	0.00	0.24	0.205	0.169
100YR_002H	SMF-2	BASE	5.01	111.34	114.50	3923	0.00	0.20	0.205	0.173
100YR_002H	SMF-2	BASE	5.25	111.29	114.50	3868	0.00	0.17	0.205	0.177
100YR_002H	SMF-2	BASE	5.50	111.26	114.50	3821	0.00	0.14	0.205	0.180
100YR_002H	SMF-2	BASE	5.76	111.23	114.50	3782	0.00	0.11	0.205	0.183
100YR_002H	SMF-2	BASE	6.01	111.20	114.50	3750	0.00	0.09	0.205	0.185
100YR_002H	SMF-2	BASE	6.26	111.18	114.50	3723	0.00	0.08	0.205	0.187
100YR_002H	SMF-2	BASE	6.51	111.16	114.50	3700	0.00	0.07	0.205	0.188
100YR_002H	SMF-2	BASE	6.76	111.15	114.50	3680	0.00	0.06	0.205	0.189
100YR_002H	SMF-2	BASE	7.01	111.14	114.50	3663	0.00	0.05	0.205	0.191
100YR_002H	SMF-2	BASE	7.26	111.13	114.50	3648	0.00	0.04	0.205	0.192
100YR_002H	SMF-2	BASE	7.51	111.11	114.50	3635	0.00	0.04	0.205	0.192
100YR_002H	SMF-2	BASE	7.76	111.11	114.50	3623	0.00	0.03	0.205	0.193
100YR_002H	SMF-2	BASE	8.01	111.10	114.50	3613	0.00	0.03	0.205	0.194
100YR_002H	SMF-2	BASE	8.26	111.09	114.50	3603	0.00	0.03	0.205	0.194
100YR_002H	SMF-2	BASE	8.51	111.08	114.50	3595	0.00	0.03	0.205	0.195
100YR_002H	SMF-2	BASE	8.76	111.08	114.50	3587	0.00	0.02	0.205	0.195
100YR_002H	SMF-2	BASE	9.01	111.07	114.50	3579	0.00	0.02	0.205	0.196
100YR_002H	SMF-2	BASE	9.26	111.07	114.50	3573	0.00	0.02	0.205	0.196
100YR_002H	SMF-2	BASE	9.51	111.06	114.50	3566	0.00	0.02	0.205	0.197
100YR_002H	SMF-2	BASE	9.76	111.06	114.50	3560	0.00	0.02	0.205	0.197
100YR_002H	SMF-2	BASE	10.01	111.05	114.50	3555	0.00	0.02	0.205	0.197
100YR_002H	SMF-2	BASE	10.26	111.05	114.50	3550	0.00	0.02	0.205	0.198
100YR_002H	SMF-2	BASE	10.51	111.05	114.50	3545	0.00	0.01	0.205	0.198
100YR_002H	SMF-2	BASE	10.76	111.04	114.50	3540	0.00	0.01	0.205	0.198
100YR_002H	SMF-2	BASE	11.01	111.04	114.50	3536	0.00	0.01	0.205	0.199
100YR_002H	SMF-2	BASE	11.26	111.04	114.50	3531	0.00	0.01	0.205	0.199
100YR_002H	SMF-2	BASE	11.51	111.03	114.50	3527	0.00	0.01	0.205	0.199
100YR_002H	SMF-2	BASE	11.76	111.03	114.50	3523	0.00	0.01	0.205	0.199
100YR_002H	SMF-2	BASE	12.01	111.03	114.50	3519	0.00	0.01	0.205	0.200
100YR_002H	SMF-2	BASE	12.26	111.02	114.50	3516	0.00	0.01	0.205	0.200
100YR_002H	SMF-2	BASE	12.51	111.02	114.50	3512	0.00	0.01	0.205	0.200
100YR_002H	SMF-2	BASE	12.76	111.02	114.50	3508	0.00	0.01	0.205	0.200
100YR_002H	SMF-2	BASE	13.01	111.02	114.50	3505	0.00	0.01	0.205	0.201
100YR_002H	SMF-2	BASE	13.26	111.01	114.50	3501	0.00	0.01	0.205	0.201
100YR_002H	SMF-2	BASE	13.51	111.01	114.50	3498	0.00	0.01	0.205	0.201
100YR_002H	SMF-2	BASE	13.76	111.01	114.50	3495	0.00	0.01	0.205	0.201
100YR_002H	SMF-2	BASE	14.01	111.00	114.50	3491	0.00	0.01	0.205	0.201
100YR_002H	SMF-2	BASE	14.26	111.00	114.50	3488	0.00	0.01	0.205	0.202
100YR_002H	SMF-2	BASE	14.51	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	14.76	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	15.01	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	15.26	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	15.51	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	15.76	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	16.01	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	16.26	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	16.51	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	16.76	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	17.01	111.00	114.50	3485	0.00	0.00	0.205	0.202
100YR_002H	SMF-2	BASE	17.26	111.00	114.50	3485	0.00	0.00	0.205	0.202

Project: 17-0373 Legacy Park - Phase 2
SMF-2 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_004H	SMF-2	BASE	12.75	111.06	114.50	3562	0.00	0.02	0.344	0.325
100YR_004H	SMF-2	BASE	13.00	111.05	114.50	3556	0.00	0.02	0.344	0.326
100YR_004H	SMF-2	BASE	13.25	111.05	114.50	3551	0.00	0.02	0.344	0.326
100YR_004H	SMF-2	BASE	13.50	111.05	114.50	3546	0.00	0.01	0.344	0.326
100YR_004H	SMF-2	BASE	13.75	111.04	114.50	3541	0.00	0.01	0.344	0.327
100YR_004H	SMF-2	BASE	14.00	111.04	114.50	3537	0.00	0.01	0.344	0.327
100YR_004H	SMF-2	BASE	14.25	111.04	114.50	3532	0.00	0.01	0.344	0.327
100YR_004H	SMF-2	BASE	14.50	111.03	114.50	3528	0.00	0.01	0.344	0.327
100YR_004H	SMF-2	BASE	14.75	111.03	114.50	3524	0.00	0.01	0.344	0.328
100YR_004H	SMF-2	BASE	15.00	111.03	114.50	3520	0.00	0.01	0.344	0.328
100YR_004H	SMF-2	BASE	15.25	111.02	114.50	3516	0.00	0.01	0.344	0.328
100YR_004H	SMF-2	BASE	15.50	111.02	114.50	3513	0.00	0.01	0.344	0.328
100YR_004H	SMF-2	BASE	15.75	111.02	114.50	3509	0.00	0.01	0.344	0.329
100YR_004H	SMF-2	BASE	16.00	111.02	114.50	3506	0.00	0.01	0.344	0.329
100YR_004H	SMF-2	BASE	16.25	111.01	114.50	3502	0.00	0.01	0.344	0.329
100YR_004H	SMF-2	BASE	16.50	111.01	114.50	3499	0.00	0.01	0.344	0.329
100YR_004H	SMF-2	BASE	16.75	111.01	114.50	3495	0.00	0.01	0.344	0.329
100YR_004H	SMF-2	BASE	17.00	111.01	114.50	3492	0.00	0.01	0.344	0.330
100YR_004H	SMF-2	BASE	17.25	111.00	114.50	3489	0.00	0.01	0.344	0.330
100YR_004H	SMF-2	BASE	17.50	111.00	114.50	3485	0.00	0.01	0.344	0.330
100YR_004H	SMF-2	BASE	17.75	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	18.00	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	18.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	18.50	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	18.75	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	19.00	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	19.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	19.50	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	19.75	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	20.00	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	20.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	20.50	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	20.75	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	21.00	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	21.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	21.50	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	21.75	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	22.00	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	22.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	22.50	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	22.75	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	23.00	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	23.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	23.50	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	23.75	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	24.00	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	24.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	25.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	26.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	27.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	28.25	111.00	114.50	3485	0.00	0.00	0.344	0.330
100YR_004H	SMF-2	BASE	29.25	111.00	114.50	3485	0.00	0.00	0.344	0.330

Project: 17-0373 Legacy Park - Phase 2
SMF-2 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_008H	SMF-2	BASE	20.51	111.01	114.50	3493	0.00	0.01	0.486	0.472
100YR_008H	SMF-2	BASE	20.76	111.00	114.50	3489	0.00	0.01	0.486	0.472
100YR_008H	SMF-2	BASE	21.01	111.00	114.50	3486	0.00	0.01	0.486	0.472
100YR_008H	SMF-2	BASE	21.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	21.51	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	21.76	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	22.01	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	22.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	22.51	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	22.76	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	23.01	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	23.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	23.51	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	23.76	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	24.01	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	24.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	25.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	26.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	27.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	28.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	29.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	30.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	31.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	32.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	33.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	34.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	35.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	36.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	37.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	38.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	39.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	40.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	41.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	42.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	43.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	44.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	45.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	46.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	47.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	48.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	49.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	50.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	51.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	52.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	53.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	54.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	55.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	56.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	57.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	58.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	59.26	111.00	114.50	3485	0.00	0.00	0.486	0.472
100YR_008H	SMF-2	BASE	60.26	111.00	114.50	3485	0.00	0.00	0.486	0.472

Project: 17-0373 Legacy Park - Phase 2
SMF-2 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_024H	SMF-2	BASE	27.26	111.14	114.50	3667	0.00	0.05	0.857	0.842
100YR_024H	SMF-2	BASE	27.51	111.13	114.50	3652	0.00	0.04	0.857	0.843
100YR_024H	SMF-2	BASE	27.76	111.12	114.50	3638	0.00	0.04	0.857	0.844
100YR_024H	SMF-2	BASE	28.01	111.11	114.50	3626	0.00	0.04	0.857	0.845
100YR_024H	SMF-2	BASE	28.26	111.10	114.50	3615	0.00	0.03	0.857	0.845
100YR_024H	SMF-2	BASE	28.51	111.09	114.50	3605	0.00	0.03	0.857	0.846
100YR_024H	SMF-2	BASE	28.76	111.09	114.50	3597	0.00	0.03	0.857	0.847
100YR_024H	SMF-2	BASE	29.01	111.08	114.50	3588	0.00	0.02	0.857	0.847
100YR_024H	SMF-2	BASE	29.26	111.07	114.50	3581	0.00	0.02	0.857	0.848
100YR_024H	SMF-2	BASE	29.51	111.07	114.50	3574	0.00	0.02	0.857	0.848
100YR_024H	SMF-2	BASE	29.76	111.06	114.50	3568	0.00	0.02	0.857	0.848
100YR_024H	SMF-2	BASE	30.01	111.06	114.50	3562	0.00	0.02	0.857	0.849
100YR_024H	SMF-2	BASE	30.26	111.05	114.50	3556	0.00	0.02	0.857	0.849
100YR_024H	SMF-2	BASE	31.26	111.04	114.50	3537	0.00	0.01	0.857	0.850
100YR_024H	SMF-2	BASE	32.26	111.03	114.50	3520	0.00	0.01	0.857	0.851
100YR_024H	SMF-2	BASE	33.26	111.02	114.50	3506	0.00	0.01	0.857	0.852
100YR_024H	SMF-2	BASE	34.26	111.01	114.50	3492	0.00	0.01	0.857	0.853
100YR_024H	SMF-2	BASE	35.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	36.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	37.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	38.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	39.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	40.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	41.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	42.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	43.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	44.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	45.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	46.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	47.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	48.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	49.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	50.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	51.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	52.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	53.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	54.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	55.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	56.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	57.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	58.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	59.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	60.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	61.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	62.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	63.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	64.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	65.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	66.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	67.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	68.26	111.00	114.50	3485	0.00	0.00	0.857	0.854
100YR_024H	SMF-2	BASE	69.26	111.00	114.50	3485	0.00	0.00	0.857	0.854

Project: 17-0373 Legacy Park - Phase 2
SMF-2 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	SMF-2	BASE	77.51	111.06	114.50	3565	0.00	0.01	1.237	1.230
100YR_072H	SMF-2	BASE	77.76	111.06	114.50	3562	0.00	0.01	1.237	1.230
100YR_072H	SMF-2	BASE	78.01	111.06	114.50	3559	0.00	0.01	1.237	1.230
100YR_072H	SMF-2	BASE	78.26	111.05	114.50	3556	0.00	0.01	1.237	1.230
100YR_072H	SMF-2	BASE	78.51	111.05	114.50	3554	0.00	0.01	1.237	1.230
100YR_072H	SMF-2	BASE	78.76	111.05	114.50	3551	0.00	0.01	1.237	1.230
100YR_072H	SMF-2	BASE	79.01	111.05	114.50	3549	0.00	0.01	1.237	1.231
100YR_072H	SMF-2	BASE	79.26	111.05	114.50	3547	0.00	0.01	1.237	1.231
100YR_072H	SMF-2	BASE	79.51	111.05	114.50	3545	0.00	0.01	1.237	1.231
100YR_072H	SMF-2	BASE	79.76	111.04	114.50	3543	0.00	0.01	1.237	1.231
100YR_072H	SMF-2	BASE	80.01	111.04	114.50	3541	0.00	0.01	1.237	1.231
100YR_072H	SMF-2	BASE	80.26	111.04	114.50	3539	0.00	0.01	1.237	1.231
100YR_072H	SMF-2	BASE	81.26	111.04	114.50	3533	0.00	0.00	1.237	1.232
100YR_072H	SMF-2	BASE	82.26	111.03	114.50	3528	0.00	0.00	1.237	1.232
100YR_072H	SMF-2	BASE	83.26	111.03	114.50	3523	0.00	0.00	1.237	1.232
100YR_072H	SMF-2	BASE	84.26	111.03	114.50	3519	0.00	0.00	1.237	1.232
100YR_072H	SMF-2	BASE	85.26	111.02	114.50	3515	0.00	0.00	1.237	1.233
100YR_072H	SMF-2	BASE	86.26	111.02	114.50	3512	0.00	0.00	1.237	1.233
100YR_072H	SMF-2	BASE	87.26	111.02	114.50	3509	0.00	0.00	1.237	1.233
100YR_072H	SMF-2	BASE	88.26	111.02	114.50	3506	0.00	0.00	1.237	1.233
100YR_072H	SMF-2	BASE	89.26	111.01	114.50	3504	0.00	0.00	1.237	1.233
100YR_072H	SMF-2	BASE	90.26	111.01	114.50	3502	0.00	0.00	1.237	1.233
100YR_072H	SMF-2	BASE	91.26	111.01	114.50	3499	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	92.26	111.01	114.50	3497	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	93.26	111.01	114.50	3495	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	94.26	111.01	114.50	3493	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	95.26	111.00	114.50	3491	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	96.26	111.00	114.50	3489	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	97.26	111.00	114.50	3487	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	98.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	99.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	100.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	101.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	102.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	103.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	104.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	105.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	106.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	107.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	108.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	109.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	110.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	111.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	112.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	113.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	114.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	115.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	116.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	117.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	118.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	119.26	111.00	114.50	3485	0.00	0.00	1.237	1.234
100YR_072H	SMF-2	BASE	120.26	111.00	114.50	3485	0.00	0.00	1.237	1.234

Project: 17-0373 Legacy Park - Phase 2
SMF-2 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	SMF-2	BASE	167.76	111.31	114.50	3886	0.16	0.17	1.550	1.523
100YR_168H	SMF-2	BASE	168.01	111.30	114.50	3882	0.15	0.17	1.554	1.527
100YR_168H	SMF-2	BASE	168.26	111.28	114.50	3847	0.00	0.14	1.555	1.530
100YR_168H	SMF-2	BASE	168.51	111.25	114.50	3807	0.00	0.12	1.555	1.533
100YR_168H	SMF-2	BASE	168.76	111.22	114.50	3773	0.00	0.10	1.555	1.535
100YR_168H	SMF-2	BASE	169.01	111.20	114.50	3746	0.00	0.08	1.555	1.537
100YR_168H	SMF-2	BASE	169.26	111.18	114.50	3722	0.00	0.07	1.555	1.538
100YR_168H	SMF-2	BASE	169.51	111.17	114.50	3702	0.00	0.06	1.555	1.540
100YR_168H	SMF-2	BASE	169.76	111.15	114.50	3685	0.00	0.05	1.555	1.541
100YR_168H	SMF-2	BASE	170.01	111.14	114.50	3671	0.00	0.04	1.555	1.542
100YR_168H	SMF-2	BASE	170.26	111.13	114.50	3658	0.00	0.04	1.555	1.543
100YR_168H	SMF-2	BASE	170.51	111.12	114.50	3647	0.00	0.03	1.555	1.543
100YR_168H	SMF-2	BASE	170.76	111.12	114.50	3637	0.00	0.03	1.555	1.544
100YR_168H	SMF-2	BASE	171.01	111.11	114.50	3628	0.00	0.03	1.555	1.545
100YR_168H	SMF-2	BASE	171.26	111.10	114.50	3620	0.00	0.02	1.555	1.545
100YR_168H	SMF-2	BASE	171.51	111.10	114.50	3613	0.00	0.02	1.555	1.546
100YR_168H	SMF-2	BASE	171.76	111.09	114.50	3606	0.00	0.02	1.555	1.546
100YR_168H	SMF-2	BASE	172.01	111.09	114.50	3600	0.00	0.02	1.555	1.546
100YR_168H	SMF-2	BASE	172.26	111.08	114.50	3595	0.00	0.02	1.555	1.547
100YR_168H	SMF-2	BASE	173.26	111.07	114.50	3578	0.00	0.01	1.555	1.548
100YR_168H	SMF-2	BASE	174.26	111.06	114.50	3565	0.00	0.01	1.555	1.549
100YR_168H	SMF-2	BASE	175.26	111.05	114.50	3556	0.00	0.01	1.555	1.549
100YR_168H	SMF-2	BASE	176.26	111.05	114.50	3548	0.00	0.01	1.555	1.550
100YR_168H	SMF-2	BASE	177.26	111.04	114.50	3542	0.00	0.00	1.555	1.550
100YR_168H	SMF-2	BASE	178.26	111.04	114.50	3537	0.00	0.00	1.555	1.550
100YR_168H	SMF-2	BASE	179.26	111.04	114.50	3532	0.00	0.00	1.555	1.551
100YR_168H	SMF-2	BASE	180.26	111.03	114.50	3529	0.00	0.00	1.555	1.551
100YR_168H	SMF-2	BASE	181.26	111.03	114.50	3525	0.00	0.00	1.555	1.551
100YR_168H	SMF-2	BASE	182.26	111.03	114.50	3523	0.00	0.00	1.555	1.551
100YR_168H	SMF-2	BASE	183.26	111.03	114.50	3520	0.00	0.00	1.555	1.551
100YR_168H	SMF-2	BASE	184.26	111.03	114.50	3518	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	185.26	111.02	114.50	3516	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	186.26	111.02	114.50	3514	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	187.26	111.02	114.50	3512	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	188.26	111.02	114.50	3510	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	189.26	111.02	114.50	3509	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	190.26	111.02	114.50	3508	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	191.26	111.02	114.50	3506	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	192.26	111.02	114.50	3505	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	193.26	111.01	114.50	3504	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	194.26	111.01	114.50	3503	0.00	0.00	1.555	1.552
100YR_168H	SMF-2	BASE	195.26	111.01	114.50	3502	0.00	0.00	1.555	1.553
100YR_168H	SMF-2	BASE	196.26	111.01	114.50	3500	0.00	0.00	1.555	1.553
100YR_168H	SMF-2	BASE	197.26	111.01	114.50	3499	0.00	0.00	1.555	1.553
100YR_168H	SMF-2	BASE	198.26	111.01	114.50	3498	0.00	0.00	1.555	1.553
100YR_168H	SMF-2	BASE	199.26	111.01	114.50	3497	0.00	0.00	1.555	1.553
100YR_168H	SMF-2	BASE	200.26	111.01	114.50	3496	0.00	0.00	1.555	1.553
100YR_168H	SMF-2	BASE	201.26	111.01	114.50	3495	0.00	0.00	1.555	1.553
100YR_168H	SMF-2	BASE	202.26	111.01	114.50	3494	0.00	0.00	1.555	1.553
100YR_168H	SMF-2	BASE	203.26	111.01	114.50	3493	0.00	0.00	1.555	1.553
100YR_168H	SMF-2	BASE	204.26	111.01	114.50	3492	0.00	0.00	1.555	1.553
100YR_168H	SMF-2	BASE	205.26	111.00	114.50	3491	0.00	0.00	1.555	1.553

Project: 17-0373 Legacy Park - Phase 2
SMF-2 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	SMF-2	BASE	257.26	111.02	114.50	3513	0.00	0.00	1.853	1.850
100YR_240H	SMF-2	BASE	258.26	111.02	114.50	3511	0.00	0.00	1.853	1.850
100YR_240H	SMF-2	BASE	259.26	111.02	114.50	3510	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	260.26	111.02	114.50	3508	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	261.26	111.02	114.50	3507	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	262.26	111.02	114.50	3506	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	263.26	111.02	114.50	3504	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	264.26	111.01	114.50	3503	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	265.26	111.01	114.50	3502	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	266.26	111.01	114.50	3501	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	267.26	111.01	114.50	3500	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	268.26	111.01	114.50	3500	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	269.26	111.01	114.50	3499	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	270.26	111.01	114.50	3498	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	271.26	111.01	114.50	3497	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	272.26	111.01	114.50	3496	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	273.26	111.01	114.50	3495	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	274.26	111.01	114.50	3494	0.00	0.00	1.853	1.851
100YR_240H	SMF-2	BASE	275.26	111.01	114.50	3493	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	276.26	111.01	114.50	3492	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	277.26	111.01	114.50	3491	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	278.26	111.00	114.50	3491	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	279.26	111.00	114.50	3490	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	280.26	111.00	114.50	3489	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	281.26	111.00	114.50	3488	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	282.26	111.00	114.50	3487	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	283.26	111.00	114.50	3486	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	284.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	285.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	286.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	287.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	288.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	289.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	290.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	291.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	292.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	293.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	294.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	295.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	296.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	297.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	298.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	299.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	300.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	301.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	302.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	303.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	304.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	305.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	306.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	307.26	111.00	114.50	3485	0.00	0.00	1.853	1.852
100YR_240H	SMF-2	BASE	308.26	111.00	114.50	3485	0.00	0.00	1.853	1.852

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af	
100YR_001H	SMF-3	BASE	21.84	88.01	91.50	34156	0.00	0.08	1.083	1.080	
100YR_001H	SMF-3	BASE	22.09	88.01	91.50	34141	0.00	0.08	1.083	1.082	
100YR_001H	SMF-3	BASE	22.34	88.01	91.50	34126	0.00	0.08	1.083	1.084	
100YR_001H	SMF-3	BASE	22.59	88.01	91.50	34112	0.00	0.08	1.083	1.085	
100YR_001H	SMF-3	BASE	22.84	88.00	91.50	34097	0.00	0.08	1.083	1.087	
100YR_001H	SMF-3	BASE	23.09	88.00	91.50	34083	0.00	0.08	1.083	1.089	
100YR_001H	SMF-3	BASE	23.34	88.00	91.50	34068	0.00	0.08	1.083	1.090	
100YR_001H	SMF-3	BASE	23.59	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	23.84	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	24.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	25.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	26.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	27.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	28.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	29.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	30.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	31.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	32.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	33.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	34.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	35.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	36.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	37.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	38.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	39.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	40.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	41.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	42.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	43.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	44.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	45.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	46.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	47.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	48.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	49.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	50.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	51.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	52.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	53.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	54.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	55.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	56.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	57.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	58.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	59.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	60.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	61.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	62.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	63.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	64.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	65.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	
100YR_001H	SMF-3	BASE	66.09	88.00	91.50	34064	0.00	0.00	1.083	1.091	

 Full Recovery
 Half Recovery

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_002H	SMF-3	BASE	101.26	88.14	91.50	34681	0.00	0.04	1.759	1.641
100YR_002H	SMF-3	BASE	102.26	88.13	91.50	34667	0.00	0.04	1.759	1.644
100YR_002H	SMF-3	BASE	103.26	88.13	91.50	34652	0.00	0.04	1.759	1.647
100YR_002H	SMF-3	BASE	104.26	88.13	91.50	34638	0.00	0.04	1.759	1.650
100YR_002H	SMF-3	BASE	105.26	88.12	91.50	34624	0.00	0.04	1.759	1.653
100YR_002H	SMF-3	BASE	106.26	88.12	91.50	34609	0.00	0.04	1.759	1.656
100YR_002H	SMF-3	BASE	107.26	88.11	91.50	34595	0.00	0.04	1.759	1.659
100YR_002H	SMF-3	BASE	108.26	88.11	91.50	34581	0.00	0.03	1.759	1.662
100YR_002H	SMF-3	BASE	109.26	88.11	91.50	34567	0.00	0.03	1.759	1.665
100YR_002H	SMF-3	BASE	110.26	88.10	91.50	34553	0.00	0.03	1.759	1.668
100YR_002H	SMF-3	BASE	111.26	88.10	91.50	34539	0.00	0.03	1.759	1.670
100YR_002H	SMF-3	BASE	112.26	88.10	91.50	34524	0.00	0.03	1.759	1.673
100YR_002H	SMF-3	BASE	113.26	88.09	91.50	34510	0.00	0.03	1.759	1.676
100YR_002H	SMF-3	BASE	114.26	88.09	91.50	34496	0.00	0.03	1.759	1.679
100YR_002H	SMF-3	BASE	115.26	88.09	91.50	34482	0.00	0.03	1.759	1.682
100YR_002H	SMF-3	BASE	116.26	88.08	91.50	34468	0.00	0.03	1.759	1.684
100YR_002H	SMF-3	BASE	117.26	88.08	91.50	34454	0.00	0.03	1.759	1.687
100YR_002H	SMF-3	BASE	118.26	88.08	91.50	34440	0.00	0.03	1.759	1.690
100YR_002H	SMF-3	BASE	119.26	88.07	91.50	34426	0.00	0.03	1.759	1.693
100YR_002H	SMF-3	BASE	120.26	88.07	91.50	34411	0.00	0.03	1.759	1.695
100YR_002H	SMF-3	BASE	121.26	88.06	91.50	34397	0.00	0.03	1.759	1.698
100YR_002H	SMF-3	BASE	122.26	88.06	91.50	34384	0.00	0.03	1.759	1.701
100YR_002H	SMF-3	BASE	123.26	88.06	91.50	34369	0.00	0.03	1.759	1.703
100YR_002H	SMF-3	BASE	124.26	88.05	91.50	34355	0.00	0.03	1.759	1.706
100YR_002H	SMF-3	BASE	125.26	88.05	91.50	34341	0.00	0.03	1.759	1.709
100YR_002H	SMF-3	BASE	126.26	88.05	91.50	34326	0.00	0.03	1.759	1.711
100YR_002H	SMF-3	BASE	127.26	88.04	91.50	34312	0.00	0.03	1.759	1.714
100YR_002H	SMF-3	BASE	128.26	88.04	91.50	34298	0.00	0.03	1.759	1.716
100YR_002H	SMF-3	BASE	129.26	88.04	91.50	34283	0.00	0.03	1.759	1.719
100YR_002H	SMF-3	BASE	130.26	88.03	91.50	34268	0.00	0.03	1.759	1.722
100YR_002H	SMF-3	BASE	131.26	88.03	91.50	34253	0.00	0.03	1.759	1.724
100YR_002H	SMF-3	BASE	132.26	88.03	91.50	34238	0.00	0.03	1.759	1.727
100YR_002H	SMF-3	BASE	133.26	88.03	91.50	34223	0.00	0.03	1.759	1.729
100YR_002H	SMF-3	BASE	134.26	88.02	91.50	34208	0.00	0.03	1.759	1.732
100YR_002H	SMF-3	BASE	135.26	88.02	91.50	34191	0.00	0.03	1.759	1.734
100YR_002H	SMF-3	BASE	136.26	88.02	91.50	34169	0.00	0.03	1.759	1.737
100YR_002H	SMF-3	BASE	137.26	88.01	91.50	34148	0.00	0.03	1.759	1.739
100YR_002H	SMF-3	BASE	138.26	88.01	91.50	34127	0.00	0.03	1.759	1.742
100YR_002H	SMF-3	BASE	139.26	88.01	91.50	34106	0.00	0.03	1.759	1.744
100YR_002H	SMF-3	BASE	140.26	88.00	91.50	34084	0.00	0.03	1.759	1.747
100YR_002H	SMF-3	BASE	141.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	142.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	143.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	144.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	145.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	146.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	147.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	148.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	149.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	150.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	151.26	88.00	91.50	34064	0.00	0.00	1.759	1.748
100YR_002H	SMF-3	BASE	152.26	88.00	91.50	34064	0.00	0.00	1.759	1.748

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_004H	SMF-3	BASE	228.25	88.08	91.50	34445	0.00	0.02	2.775	2.616
100YR_004H	SMF-3	BASE	232.25	88.07	91.50	34405	0.00	0.02	2.775	2.624
100YR_004H	SMF-3	BASE	236.25	88.06	91.50	34365	0.00	0.02	2.775	2.632
100YR_004H	SMF-3	BASE	240.25	88.05	91.50	34325	0.00	0.02	2.775	2.639
100YR_004H	SMF-3	BASE	244.25	88.04	91.50	34284	0.00	0.02	2.775	2.646
100YR_004H	SMF-3	BASE	248.25	88.03	91.50	34241	0.00	0.02	2.775	2.654
100YR_004H	SMF-3	BASE	252.25	88.02	91.50	34198	0.00	0.02	2.775	2.661
100YR_004H	SMF-3	BASE	256.25	88.01	91.50	34136	0.00	0.02	2.775	2.668
100YR_004H	SMF-3	BASE	260.25	88.00	91.50	34076	0.00	0.02	2.775	2.675
100YR_004H	SMF-3	BASE	264.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	268.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	272.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	276.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	280.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	284.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	288.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	292.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	296.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	300.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	304.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	308.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	312.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	316.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	320.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	324.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	328.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	332.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	336.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	340.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	344.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	348.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	352.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	356.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	360.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	364.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	368.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	372.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	376.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	380.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	384.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	388.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	392.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	396.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	400.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	404.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	408.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	412.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	416.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	420.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	424.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	428.25	88.00	91.50	34064	0.00	0.00	2.775	2.679
100YR_004H	SMF-3	BASE	432.25	88.00	91.50	34064	0.00	0.00	2.775	2.679

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_008H	SMF-3	BASE	165.26	88.34	91.50	35429	0.00	0.03	3.806	3.453
100YR_008H	SMF-3	BASE	166.26	88.34	91.50	35418	0.00	0.03	3.806	3.455
100YR_008H	SMF-3	BASE	167.26	88.34	91.50	35408	0.00	0.03	3.806	3.458
100YR_008H	SMF-3	BASE	168.26	88.33	91.50	35397	0.00	0.03	3.806	3.460
100YR_008H	SMF-3	BASE	169.26	88.33	91.50	35386	0.00	0.03	3.806	3.462
100YR_008H	SMF-3	BASE	170.26	88.33	91.50	35376	0.00	0.03	3.806	3.465
100YR_008H	SMF-3	BASE	171.26	88.32	91.50	35365	0.00	0.03	3.806	3.467
100YR_008H	SMF-3	BASE	172.26	88.32	91.50	35355	0.00	0.03	3.806	3.470
100YR_008H	SMF-3	BASE	173.26	88.32	91.50	35344	0.00	0.03	3.806	3.472
100YR_008H	SMF-3	BASE	174.26	88.31	91.50	35334	0.00	0.03	3.806	3.475
100YR_008H	SMF-3	BASE	175.26	88.31	91.50	35323	0.00	0.03	3.806	3.477
100YR_008H	SMF-3	BASE	176.26	88.31	91.50	35313	0.00	0.03	3.806	3.479
100YR_008H	SMF-3	BASE	180.26	88.30	91.50	35271	0.00	0.03	3.806	3.489
100YR_008H	SMF-3	BASE	184.26	88.29	91.50	35230	0.00	0.03	3.806	3.498
100YR_008H	SMF-3	BASE	188.26	88.27	91.50	35189	0.00	0.03	3.806	3.507
100YR_008H	SMF-3	BASE	192.26	88.26	91.50	35149	0.00	0.03	3.806	3.516
100YR_008H	SMF-3	BASE	196.26	88.25	91.50	35109	0.00	0.03	3.806	3.525
100YR_008H	SMF-3	BASE	200.26	88.24	91.50	35070	0.00	0.03	3.806	3.534
100YR_008H	SMF-3	BASE	204.26	88.23	91.50	35031	0.00	0.03	3.806	3.542
100YR_008H	SMF-3	BASE	208.26	88.22	91.50	34992	0.00	0.03	3.806	3.551
100YR_008H	SMF-3	BASE	212.26	88.21	91.50	34954	0.00	0.03	3.806	3.559
100YR_008H	SMF-3	BASE	216.26	88.20	91.50	34916	0.00	0.02	3.806	3.568
100YR_008H	SMF-3	BASE	220.26	88.19	91.50	34878	0.00	0.02	3.806	3.576
100YR_008H	SMF-3	BASE	224.26	88.18	91.50	34840	0.00	0.02	3.806	3.584
100YR_008H	SMF-3	BASE	228.26	88.17	91.50	34803	0.00	0.02	3.806	3.592
100YR_008H	SMF-3	BASE	232.26	88.16	91.50	34766	0.00	0.02	3.806	3.600
100YR_008H	SMF-3	BASE	236.26	88.15	91.50	34729	0.00	0.02	3.806	3.608
100YR_008H	SMF-3	BASE	240.26	88.14	91.50	34693	0.00	0.02	3.806	3.615
100YR_008H	SMF-3	BASE	244.26	88.13	91.50	34656	0.00	0.02	3.806	3.623
100YR_008H	SMF-3	BASE	248.26	88.12	91.50	34620	0.00	0.02	3.806	3.630
100YR_008H	SMF-3	BASE	252.26	88.11	91.50	34583	0.00	0.02	3.806	3.638
100YR_008H	SMF-3	BASE	256.26	88.10	91.50	34547	0.00	0.02	3.806	3.645
100YR_008H	SMF-3	BASE	260.26	88.09	91.50	34511	0.00	0.02	3.806	3.652
100YR_008H	SMF-3	BASE	264.26	88.08	91.50	34475	0.00	0.02	3.806	3.659
100YR_008H	SMF-3	BASE	268.26	88.07	91.50	34439	0.00	0.02	3.806	3.666
100YR_008H	SMF-3	BASE	272.26	88.07	91.50	34403	0.00	0.02	3.806	3.673
100YR_008H	SMF-3	BASE	276.26	88.06	91.50	34366	0.00	0.02	3.806	3.680
100YR_008H	SMF-3	BASE	280.26	88.05	91.50	34329	0.00	0.02	3.806	3.687
100YR_008H	SMF-3	BASE	284.26	88.04	91.50	34292	0.00	0.02	3.806	3.694
100YR_008H	SMF-3	BASE	288.26	88.03	91.50	34253	0.00	0.02	3.806	3.700
100YR_008H	SMF-3	BASE	292.26	88.02	91.50	34214	0.00	0.02	3.806	3.707
100YR_008H	SMF-3	BASE	296.26	88.02	91.50	34165	0.00	0.02	3.806	3.713
100YR_008H	SMF-3	BASE	300.26	88.01	91.50	34110	0.00	0.02	3.806	3.720
100YR_008H	SMF-3	BASE	304.26	88.00	91.50	34064	0.00	0.00	3.806	3.723
100YR_008H	SMF-3	BASE	308.26	88.00	91.50	34064	0.00	0.00	3.806	3.723
100YR_008H	SMF-3	BASE	312.26	88.00	91.50	34064	0.00	0.00	3.806	3.723
100YR_008H	SMF-3	BASE	316.26	88.00	91.50	34064	0.00	0.00	3.806	3.723
100YR_008H	SMF-3	BASE	320.26	88.00	91.50	34064	0.00	0.00	3.806	3.723
100YR_008H	SMF-3	BASE	324.26	88.00	91.50	34064	0.00	0.00	3.806	3.723
100YR_008H	SMF-3	BASE	328.26	88.00	91.50	34064	0.00	0.00	3.806	3.723
100YR_008H	SMF-3	BASE	332.26	88.00	91.50	34064	0.00	0.00	3.806	3.723
100YR_008H	SMF-3	BASE	336.26	88.00	91.50	34064	0.00	0.00	3.806	3.723

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_024H	SMF-3	BASE	14.26	90.23	91.50	41686	6.36	1.99	3.161	1.207
100YR_024H	SMF-3	BASE	14.50	90.33	91.50	42005	6.42	2.04	3.291	1.248
100YR_024H	SMF-3	BASE	14.75	90.42	91.50	42330	6.47	2.10	3.425	1.291
100YR_024H	SMF-3	BASE	15.01	90.51	91.50	42653	6.48	2.16	3.561	1.336
100YR_024H	SMF-3	BASE	15.26	90.59	91.50	42915	5.60	2.32	3.685	1.382
100YR_024H	SMF-3	BASE	15.50	90.66	91.50	43141	5.63	2.52	3.799	1.431
100YR_024H	SMF-3	BASE	15.76	90.72	91.50	43362	5.66	2.75	3.919	1.487
100YR_024H	SMF-3	BASE	16.00	90.78	91.50	43559	5.66	2.98	4.033	1.545
100YR_024H	SMF-3	BASE	16.26	90.82	91.50	43698	4.73	3.15	4.142	1.609
100YR_024H	SMF-3	BASE	16.51	90.85	91.50	43807	4.74	3.29	4.241	1.676
100YR_024H	SMF-3	BASE	16.76	90.88	91.50	43905	4.75	3.42	4.339	1.746
100YR_024H	SMF-3	BASE	17.01	90.90	91.50	43995	4.77	3.54	4.438	1.818
100YR_024H	SMF-3	BASE	17.26	90.93	91.50	44077	4.77	3.66	4.536	1.892
100YR_024H	SMF-3	BASE	17.51	90.95	91.50	44152	4.78	3.76	4.635	1.969
100YR_024H	SMF-3	BASE	17.76	90.97	91.50	44220	4.79	3.86	4.734	2.047
100YR_024H	SMF-3	BASE	18.01	90.99	91.50	44282	4.81	3.96	4.833	2.128
100YR_024H	SMF-3	BASE	18.26	91.00	91.50	44336	4.82	4.04	4.932	2.211
100YR_024H	SMF-3	BASE	18.51	91.02	91.50	44381	4.83	4.12	5.032	2.295
100YR_024H	SMF-3	BASE	18.76	91.03	91.50	44421	4.84	4.20	5.132	2.381
100YR_024H	SMF-3	BASE	19.01	91.05	91.50	44458	4.78	4.26	5.231	2.469
100YR_024H	SMF-3	BASE	19.26	91.04	91.50	44449	3.83	4.24	5.320	2.556
100YR_024H	SMF-3	BASE	19.51	91.04	91.50	44425	3.83	4.18	5.400	2.643
100YR_024H	SMF-3	BASE	19.76	91.03	91.50	44405	3.83	4.14	5.479	2.729
100YR_024H	SMF-3	BASE	20.01	91.02	91.50	44387	3.83	4.10	5.558	2.814
100YR_024H	SMF-3	BASE	20.26	91.02	91.50	44371	3.82	4.06	5.637	2.898
100YR_024H	SMF-3	BASE	20.51	91.01	91.50	44357	3.82	4.03	5.716	2.982
100YR_024H	SMF-3	BASE	20.76	91.01	91.50	44345	3.82	4.00	5.795	3.065
100YR_024H	SMF-3	BASE	21.01	91.01	91.50	44334	3.74	3.98	5.873	3.147
100YR_024H	SMF-3	BASE	21.26	90.99	91.50	44273	2.76	3.87	5.940	3.228
100YR_024H	SMF-3	BASE	21.51	90.97	91.50	44198	2.74	3.74	5.997	3.307
100YR_024H	SMF-3	BASE	21.76	90.95	91.50	44130	2.73	3.63	6.053	3.383
100YR_024H	SMF-3	BASE	22.01	90.93	91.50	44068	2.64	3.53	6.109	3.457
100YR_024H	SMF-3	BASE	22.26	90.90	91.50	43960	1.65	3.36	6.153	3.528
100YR_024H	SMF-3	BASE	22.51	90.86	91.50	43842	1.62	3.19	6.187	3.596
100YR_024H	SMF-3	BASE	22.76	90.83	91.50	43733	1.60	3.03	6.220	3.660
100YR_024H	SMF-3	BASE	23.01	90.81	91.50	43633	1.58	2.89	6.253	3.721
100YR_024H	SMF-3	BASE	23.26	90.78	91.50	43540	1.55	2.77	6.285	3.780
100YR_024H	SMF-3	BASE	23.51	90.75	91.50	43453	1.53	2.66	6.317	3.836
100YR_024H	SMF-3	BASE	23.76	90.73	91.50	43371	1.51	2.57	6.349	3.890
100YR_024H	SMF-3	BASE	24.01	90.71	91.50	43294	1.41	2.48	6.379	3.942
100YR_024H	SMF-3	BASE	24.25	90.68	91.50	43169	0.39	2.34	6.397	3.991
100YR_024H	SMF-3	BASE	24.51	90.64	91.50	43026	0.35	2.20	6.405	4.038
100YR_024H	SMF-3	BASE	24.76	90.60	91.50	42888	0.31	2.07	6.411	4.083
100YR_024H	SMF-3	BASE	25.00	90.56	91.50	42758	0.25	1.97	6.417	4.123
100YR_024H	SMF-3	BASE	25.25	90.53	91.50	42624	0.21	1.89	6.422	4.164
100YR_024H	SMF-3	BASE	25.51	90.49	91.50	42487	0.17	1.84	6.426	4.204
100YR_024H	SMF-3	BASE	25.76	90.45	91.50	42354	0.14	1.82	6.429	4.241
100YR_024H	SMF-3	BASE	26.01	90.42	91.50	42221	0.11	1.79	6.432	4.279
100YR_024H	SMF-3	BASE	26.26	90.38	91.50	42088	0.09	1.76	6.434	4.315
100YR_024H	SMF-3	BASE	26.51	90.35	91.50	41957	0.07	1.73	6.436	4.351
100YR_024H	SMF-3	BASE	26.76	90.31	91.50	41826	0.06	1.71	6.437	4.387
100YR_024H	SMF-3	BASE	27.01	90.28	91.50	41697	0.05	1.68	6.438	4.422

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_024H	SMF-3	BASE	328.26	88.09	91.50	34515	0.00	0.02	6.445	6.341
100YR_024H	SMF-3	BASE	332.26	88.09	91.50	34484	0.00	0.02	6.445	6.347
100YR_024H	SMF-3	BASE	336.26	88.08	91.50	34453	0.00	0.02	6.445	6.353
100YR_024H	SMF-3	BASE	340.26	88.07	91.50	34422	0.00	0.02	6.445	6.359
100YR_024H	SMF-3	BASE	344.26	88.06	91.50	34391	0.00	0.02	6.445	6.365
100YR_024H	SMF-3	BASE	348.26	88.06	91.50	34359	0.00	0.02	6.445	6.371
100YR_024H	SMF-3	BASE	352.26	88.05	91.50	34327	0.00	0.02	6.445	6.376
100YR_024H	SMF-3	BASE	356.26	88.04	91.50	34296	0.00	0.02	6.445	6.382
100YR_024H	SMF-3	BASE	360.26	88.03	91.50	34262	0.00	0.02	6.445	6.388
100YR_024H	SMF-3	BASE	364.26	88.03	91.50	34229	0.00	0.02	6.445	6.394
100YR_024H	SMF-3	BASE	368.26	88.02	91.50	34194	0.00	0.02	6.445	6.399
100YR_024H	SMF-3	BASE	372.26	88.01	91.50	34146	0.00	0.02	6.445	6.405
100YR_024H	SMF-3	BASE	376.26	88.01	91.50	34099	0.00	0.02	6.445	6.410
100YR_024H	SMF-3	BASE	380.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	384.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	388.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	392.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	396.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	400.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	404.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	408.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	412.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	416.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	420.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	424.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	428.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	432.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	436.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	440.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	444.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	448.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	452.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	456.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	460.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	464.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	468.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	472.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	476.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	480.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	484.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	488.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	492.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	496.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	500.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	504.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	508.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	512.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	516.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	520.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	524.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	528.26	88.00	91.50	34064	0.00	0.00	6.445	6.413
100YR_024H	SMF-3	BASE	532.26	88.00	91.50	34064	0.00	0.00	6.445	6.413

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	SMF-3	BASE	64.51	91.05	91.50	44472	2.06	4.14	8.192	5.433
100YR_072H	SMF-3	BASE	64.76	91.01	91.50	44350	2.04	3.90	8.234	5.517
100YR_072H	SMF-3	BASE	65.01	90.97	91.50	44228	2.02	3.69	8.277	5.596
100YR_072H	SMF-3	BASE	65.25	90.94	91.50	44119	2.00	3.52	8.317	5.668
100YR_072H	SMF-3	BASE	65.51	90.91	91.50	44014	1.98	3.36	8.358	5.740
100YR_072H	SMF-3	BASE	65.76	90.89	91.50	43918	1.96	3.21	8.400	5.808
100YR_072H	SMF-3	BASE	66.01	90.86	91.50	43830	1.94	3.09	8.441	5.874
100YR_072H	SMF-3	BASE	66.25	90.84	91.50	43754	1.93	2.98	8.479	5.935
100YR_072H	SMF-3	BASE	66.51	90.82	91.50	43679	1.91	2.88	8.519	5.996
100YR_072H	SMF-3	BASE	66.76	90.80	91.50	43609	1.89	2.79	8.559	6.055
100YR_072H	SMF-3	BASE	67.01	90.78	91.50	43544	1.87	2.71	8.598	6.113
100YR_072H	SMF-3	BASE	67.26	90.76	91.50	43485	1.86	2.64	8.636	6.167
100YR_072H	SMF-3	BASE	67.51	90.75	91.50	43429	1.84	2.57	8.674	6.221
100YR_072H	SMF-3	BASE	67.76	90.73	91.50	43376	1.83	2.51	8.712	6.273
100YR_072H	SMF-3	BASE	68.01	90.72	91.50	43325	1.78	2.45	8.749	6.324
100YR_072H	SMF-3	BASE	68.26	90.70	91.50	43239	1.02	2.35	8.778	6.374
100YR_072H	SMF-3	BASE	68.51	90.67	91.50	43142	0.99	2.25	8.799	6.421
100YR_072H	SMF-3	BASE	68.76	90.64	91.50	43049	0.96	2.16	8.819	6.467
100YR_072H	SMF-3	BASE	69.01	90.62	91.50	42961	0.93	2.08	8.839	6.511
100YR_072H	SMF-3	BASE	69.26	90.60	91.50	42873	0.90	2.01	8.858	6.553
100YR_072H	SMF-3	BASE	69.51	90.57	91.50	42788	0.87	1.94	8.876	6.594
100YR_072H	SMF-3	BASE	69.76	90.55	91.50	42708	0.85	1.89	8.894	6.633
100YR_072H	SMF-3	BASE	70.01	90.53	91.50	42629	0.83	1.84	8.911	6.672
100YR_072H	SMF-3	BASE	70.26	90.51	91.50	42552	0.81	1.81	8.928	6.710
100YR_072H	SMF-3	BASE	70.51	90.49	91.50	42476	0.80	1.79	8.945	6.747
100YR_072H	SMF-3	BASE	70.76	90.47	91.50	42400	0.79	1.77	8.961	6.784
100YR_072H	SMF-3	BASE	71.01	90.44	91.50	42325	0.78	1.76	8.977	6.820
100YR_072H	SMF-3	BASE	71.26	90.42	91.50	42251	0.77	1.74	8.993	6.856
100YR_072H	SMF-3	BASE	71.51	90.40	91.50	42177	0.76	1.73	9.009	6.892
100YR_072H	SMF-3	BASE	71.76	90.38	91.50	42105	0.76	1.71	9.025	6.928
100YR_072H	SMF-3	BASE	72.01	90.36	91.50	42033	0.73	1.70	9.040	6.963
100YR_072H	SMF-3	BASE	72.26	90.33	91.50	41925	0.11	1.67	9.049	6.998
100YR_072H	SMF-3	BASE	72.51	90.30	91.50	41801	0.09	1.65	9.051	7.032
100YR_072H	SMF-3	BASE	72.76	90.27	91.50	41678	0.08	1.62	9.053	7.066
100YR_072H	SMF-3	BASE	73.01	90.23	91.50	41555	0.06	1.59	9.054	7.099
100YR_072H	SMF-3	BASE	73.26	90.20	91.50	41435	0.05	1.57	9.055	7.132
100YR_072H	SMF-3	BASE	73.51	90.17	91.50	41316	0.05	1.54	9.056	7.164
100YR_072H	SMF-3	BASE	73.76	90.13	91.50	41199	0.04	1.52	9.057	7.195
100YR_072H	SMF-3	BASE	74.01	90.10	91.50	41083	0.03	1.49	9.058	7.226
100YR_072H	SMF-3	BASE	74.26	90.07	91.50	40969	0.03	1.46	9.059	7.257
100YR_072H	SMF-3	BASE	74.51	90.04	91.50	40856	0.03	1.44	9.059	7.287
100YR_072H	SMF-3	BASE	74.76	90.01	91.50	40745	0.02	1.41	9.060	7.316
100YR_072H	SMF-3	BASE	75.01	89.98	91.50	40639	0.02	1.38	9.060	7.345
100YR_072H	SMF-3	BASE	75.26	89.95	91.50	40536	0.02	1.36	9.061	7.374
100YR_072H	SMF-3	BASE	75.51	89.92	91.50	40435	0.02	1.33	9.061	7.401
100YR_072H	SMF-3	BASE	75.76	89.89	91.50	40336	0.02	1.31	9.061	7.429
100YR_072H	SMF-3	BASE	76.01	89.86	91.50	40239	0.01	1.28	9.062	7.455
100YR_072H	SMF-3	BASE	76.26	89.83	91.50	40143	0.01	1.25	9.062	7.482
100YR_072H	SMF-3	BASE	76.51	89.81	91.50	40048	0.01	1.23	9.062	7.507
100YR_072H	SMF-3	BASE	76.76	89.78	91.50	39956	0.01	1.20	9.062	7.532
100YR_072H	SMF-3	BASE	77.01	89.75	91.50	39866	0.01	1.18	9.063	7.557
100YR_072H	SMF-3	BASE	77.26	89.73	91.50	39742	0.00	1.15	9.063	7.581

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	SMF-3	BASE	364.26	88.20	91.50	34932	0.00	0.02	9.065	8.891
100YR_072H	SMF-3	BASE	368.26	88.20	91.50	34904	0.00	0.02	9.065	8.897
100YR_072H	SMF-3	BASE	372.26	88.19	91.50	34876	0.00	0.02	9.065	8.904
100YR_072H	SMF-3	BASE	376.26	88.18	91.50	34849	0.00	0.02	9.065	8.909
100YR_072H	SMF-3	BASE	380.26	88.17	91.50	34821	0.00	0.02	9.065	8.915
100YR_072H	SMF-3	BASE	384.26	88.17	91.50	34793	0.00	0.02	9.065	8.921
100YR_072H	SMF-3	BASE	388.26	88.16	91.50	34766	0.00	0.02	9.065	8.927
100YR_072H	SMF-3	BASE	392.26	88.15	91.50	34739	0.00	0.02	9.065	8.933
100YR_072H	SMF-3	BASE	396.26	88.14	91.50	34712	0.00	0.02	9.065	8.939
100YR_072H	SMF-3	BASE	400.26	88.14	91.50	34684	0.00	0.02	9.065	8.944
100YR_072H	SMF-3	BASE	404.26	88.13	91.50	34657	0.00	0.02	9.065	8.950
100YR_072H	SMF-3	BASE	408.26	88.12	91.50	34631	0.00	0.02	9.065	8.955
100YR_072H	SMF-3	BASE	412.26	88.12	91.50	34604	0.00	0.02	9.065	8.961
100YR_072H	SMF-3	BASE	416.26	88.11	91.50	34577	0.00	0.02	9.065	8.966
100YR_072H	SMF-3	BASE	420.26	88.10	91.50	34550	0.00	0.02	9.065	8.972
100YR_072H	SMF-3	BASE	424.26	88.10	91.50	34523	0.00	0.02	9.065	8.977
100YR_072H	SMF-3	BASE	428.26	88.09	91.50	34496	0.00	0.02	9.065	8.982
100YR_072H	SMF-3	BASE	432.26	88.08	91.50	34470	0.00	0.02	9.065	8.988
100YR_072H	SMF-3	BASE	436.26	88.08	91.50	34443	0.00	0.02	9.065	8.993
100YR_072H	SMF-3	BASE	440.26	88.07	91.50	34416	0.00	0.02	9.065	8.998
100YR_072H	SMF-3	BASE	444.26	88.06	91.50	34389	0.00	0.02	9.065	9.003
100YR_072H	SMF-3	BASE	448.26	88.06	91.50	34362	0.00	0.02	9.065	9.008
100YR_072H	SMF-3	BASE	452.26	88.05	91.50	34334	0.00	0.02	9.065	9.013
100YR_072H	SMF-3	BASE	456.26	88.04	91.50	34307	0.00	0.02	9.065	9.018
100YR_072H	SMF-3	BASE	460.26	88.04	91.50	34278	0.00	0.02	9.065	9.023
100YR_072H	SMF-3	BASE	464.26	88.03	91.50	34249	0.00	0.01	9.065	9.028
100YR_072H	SMF-3	BASE	468.26	88.02	91.50	34220	0.00	0.01	9.065	9.033
100YR_072H	SMF-3	BASE	472.26	88.02	91.50	34188	0.00	0.01	9.065	9.038
100YR_072H	SMF-3	BASE	476.26	88.01	91.50	34147	0.00	0.01	9.065	9.043
100YR_072H	SMF-3	BASE	480.26	88.01	91.50	34105	0.00	0.01	9.065	9.048
100YR_072H	SMF-3	BASE	484.26	88.00	91.50	34064	0.00	0.01	9.065	9.053
100YR_072H	SMF-3	BASE	488.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	492.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	496.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	500.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	504.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	508.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	512.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	516.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	520.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	524.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	528.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	532.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	536.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	540.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	544.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	548.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	552.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	556.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	560.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	564.26	88.00	91.50	34064	0.00	0.00	9.065	9.055
100YR_072H	SMF-3	BASE	568.26	88.00	91.50	34064	0.00	0.00	9.065	9.055

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	SMF-3	BASE	167.76	90.43	91.50	42285	1.09	1.72	11.186	9.052
100YR_168H	SMF-3	BASE	168.01	90.42	91.50	42238	1.04	1.71	11.208	9.088
100YR_168H	SMF-3	BASE	168.26	90.39	91.50	42139	0.15	1.69	11.221	9.123
100YR_168H	SMF-3	BASE	168.51	90.36	91.50	42015	0.12	1.66	11.224	9.158
100YR_168H	SMF-3	BASE	168.76	90.32	91.50	41892	0.10	1.64	11.226	9.192
100YR_168H	SMF-3	BASE	169.01	90.29	91.50	41771	0.08	1.61	11.228	9.225
100YR_168H	SMF-3	BASE	169.26	90.26	91.50	41650	0.07	1.58	11.229	9.258
100YR_168H	SMF-3	BASE	169.51	90.23	91.50	41530	0.06	1.56	11.231	9.291
100YR_168H	SMF-3	BASE	169.76	90.19	91.50	41413	0.05	1.53	11.232	9.323
100YR_168H	SMF-3	BASE	170.01	90.16	91.50	41297	0.04	1.51	11.233	9.354
100YR_168H	SMF-3	BASE	170.26	90.13	91.50	41182	0.04	1.48	11.234	9.385
100YR_168H	SMF-3	BASE	170.51	90.10	91.50	41070	0.03	1.46	11.234	9.415
100YR_168H	SMF-3	BASE	170.76	90.07	91.50	40958	0.03	1.43	11.235	9.445
100YR_168H	SMF-3	BASE	171.01	90.04	91.50	40847	0.03	1.41	11.236	9.475
100YR_168H	SMF-3	BASE	171.26	90.01	91.50	40739	0.02	1.38	11.236	9.503
100YR_168H	SMF-3	BASE	171.51	89.98	91.50	40636	0.02	1.36	11.237	9.532
100YR_168H	SMF-3	BASE	171.76	89.95	91.50	40535	0.02	1.33	11.237	9.559
100YR_168H	SMF-3	BASE	172.01	89.92	91.50	40437	0.02	1.30	11.237	9.587
100YR_168H	SMF-3	BASE	172.26	89.89	91.50	40340	0.02	1.28	11.238	9.613
100YR_168H	SMF-3	BASE	173.26	89.78	91.50	39969	0.01	1.18	11.239	9.715
100YR_168H	SMF-3	BASE	174.26	89.68	91.50	39630	0.01	1.08	11.240	9.808
100YR_168H	SMF-3	BASE	175.26	89.59	91.50	39282	0.00	0.96	11.240	9.892
100YR_168H	SMF-3	BASE	176.26	89.51	91.50	39055	0.01	0.81	11.241	9.965
100YR_168H	SMF-3	BASE	177.26	89.44	91.50	38824	0.01	0.71	11.241	10.028
100YR_168H	SMF-3	BASE	178.26	89.38	91.50	38579	0.00	0.61	11.242	10.082
100YR_168H	SMF-3	BASE	179.26	89.32	91.50	38401	0.00	0.52	11.242	10.129
100YR_168H	SMF-3	BASE	180.26	89.28	91.50	38254	0.00	0.45	11.242	10.169
100YR_168H	SMF-3	BASE	181.26	89.24	91.50	38123	0.00	0.38	11.242	10.203
100YR_168H	SMF-3	BASE	182.26	89.21	91.50	38320	0.00	0.33	11.242	10.233
100YR_168H	SMF-3	BASE	183.26	89.18	91.50	38226	0.00	0.29	11.243	10.258
100YR_168H	SMF-3	BASE	184.26	89.15	91.50	38145	0.00	0.25	11.243	10.280
100YR_168H	SMF-3	BASE	185.26	89.13	91.50	38073	0.00	0.22	11.243	10.300
100YR_168H	SMF-3	BASE	186.26	89.11	91.50	38009	0.00	0.20	11.243	10.317
100YR_168H	SMF-3	BASE	187.26	89.09	91.50	37952	0.00	0.17	11.243	10.332
100YR_168H	SMF-3	BASE	188.26	89.08	91.50	37901	0.00	0.16	11.243	10.346
100YR_168H	SMF-3	BASE	189.26	89.06	91.50	37854	0.00	0.14	11.243	10.358
100YR_168H	SMF-3	BASE	190.26	89.05	91.50	37811	0.00	0.13	11.243	10.369
100YR_168H	SMF-3	BASE	191.26	89.04	91.50	37772	0.00	0.12	11.243	10.380
100YR_168H	SMF-3	BASE	192.26	89.03	91.50	37737	0.00	0.11	11.243	10.389
100YR_168H	SMF-3	BASE	193.26	89.02	91.50	37704	0.00	0.10	11.243	10.397
100YR_168H	SMF-3	BASE	194.26	89.01	91.50	37673	0.00	0.09	11.243	10.405
100YR_168H	SMF-3	BASE	195.26	89.00	91.50	37645	0.00	0.09	11.243	10.413
100YR_168H	SMF-3	BASE	196.26	88.99	91.50	37619	0.00	0.08	11.243	10.420
100YR_168H	SMF-3	BASE	197.26	88.99	91.50	37595	0.00	0.07	11.243	10.426
100YR_168H	SMF-3	BASE	198.26	88.98	91.50	37572	0.00	0.07	11.243	10.432
100YR_168H	SMF-3	BASE	199.26	88.97	91.50	37551	0.00	0.07	11.243	10.437
100YR_168H	SMF-3	BASE	200.26	88.97	91.50	37531	0.00	0.06	11.243	10.443
100YR_168H	SMF-3	BASE	201.26	88.96	91.50	37512	0.00	0.06	11.243	10.448
100YR_168H	SMF-3	BASE	202.26	88.95	91.50	37495	0.00	0.06	11.243	10.453
100YR_168H	SMF-3	BASE	203.26	88.95	91.50	37478	0.00	0.05	11.243	10.457
100YR_168H	SMF-3	BASE	204.26	88.94	91.50	37461	0.00	0.05	11.243	10.461
100YR_168H	SMF-3	BASE	205.26	88.94	91.50	37446	0.00	0.05	11.243	10.465

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	SMF-3	BASE	648.26	88.07	91.50	34434	0.00	0.01	11.243	11.181
100YR_168H	SMF-3	BASE	652.26	88.07	91.50	34414	0.00	0.01	11.243	11.185
100YR_168H	SMF-3	BASE	656.26	88.06	91.50	34393	0.00	0.01	11.243	11.189
100YR_168H	SMF-3	BASE	660.26	88.06	91.50	34372	0.00	0.01	11.243	11.193
100YR_168H	SMF-3	BASE	664.26	88.05	91.50	34350	0.00	0.01	11.243	11.197
100YR_168H	SMF-3	BASE	668.26	88.05	91.50	34329	0.00	0.01	11.243	11.201
100YR_168H	SMF-3	BASE	672.26	88.04	91.50	34307	0.00	0.01	11.243	11.205
100YR_168H	SMF-3	BASE	676.26	88.04	91.50	34286	0.00	0.01	11.243	11.209
100YR_168H	SMF-3	BASE	680.26	88.03	91.50	34263	0.00	0.01	11.243	11.213
100YR_168H	SMF-3	BASE	684.26	88.03	91.50	34240	0.00	0.01	11.243	11.216
100YR_168H	SMF-3	BASE	688.26	88.02	91.50	34217	0.00	0.01	11.243	11.220
100YR_168H	SMF-3	BASE	692.26	88.02	91.50	34193	0.00	0.01	11.243	11.224
100YR_168H	SMF-3	BASE	696.26	88.01	91.50	34161	0.00	0.01	11.243	11.228
100YR_168H	SMF-3	BASE	700.26	88.01	91.50	34129	0.00	0.01	11.243	11.232
100YR_168H	SMF-3	BASE	704.26	88.00	91.50	34097	0.00	0.01	11.243	11.235
100YR_168H	SMF-3	BASE	708.26	88.00	91.50	34065	0.00	0.01	11.243	11.239
100YR_168H	SMF-3	BASE	712.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	716.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	720.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	724.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	728.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	732.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	736.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	740.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	744.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	748.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	752.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	756.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	760.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	764.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	768.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	772.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	776.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	780.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	784.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	788.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	792.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	796.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	800.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	804.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	808.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	812.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	816.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	820.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	824.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	828.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	832.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	836.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	840.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	844.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	848.26	88.00	91.50	34064	0.00	0.00	11.243	11.241
100YR_168H	SMF-3	BASE	852.26	88.00	91.50	34064	0.00	0.00	11.243	11.241

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	SMF-3	BASE	192.51	90.54	91.50	42686	1.00	1.84	10.711	8.452
100YR_240H	SMF-3	BASE	192.76	90.53	91.50	42622	0.99	1.80	10.731	8.490
100YR_240H	SMF-3	BASE	193.01	90.51	91.50	42560	0.97	1.77	10.751	8.527
100YR_240H	SMF-3	BASE	193.26	90.49	91.50	42499	0.96	1.76	10.771	8.563
100YR_240H	SMF-3	BASE	193.51	90.48	91.50	42438	0.95	1.75	10.791	8.599
100YR_240H	SMF-3	BASE	193.76	90.46	91.50	42378	0.94	1.73	10.811	8.635
100YR_240H	SMF-3	BASE	194.01	90.44	91.50	42318	0.94	1.72	10.830	8.671
100YR_240H	SMF-3	BASE	194.26	90.42	91.50	42259	0.93	1.71	10.849	8.707
100YR_240H	SMF-3	BASE	194.51	90.41	91.50	42201	0.93	1.70	10.868	8.742
100YR_240H	SMF-3	BASE	194.76	90.39	91.50	42143	0.92	1.69	10.887	8.777
100YR_240H	SMF-3	BASE	195.01	90.38	91.50	42086	0.92	1.67	10.906	8.811
100YR_240H	SMF-3	BASE	195.26	90.36	91.50	42030	0.92	1.66	10.925	8.846
100YR_240H	SMF-3	BASE	195.51	90.34	91.50	41974	0.91	1.65	10.944	8.880
100YR_240H	SMF-3	BASE	195.76	90.33	91.50	41919	0.91	1.64	10.963	8.914
100YR_240H	SMF-3	BASE	196.01	90.31	91.50	41866	0.91	1.63	10.982	8.948
100YR_240H	SMF-3	BASE	196.26	90.30	91.50	41812	0.91	1.62	11.001	8.981
100YR_240H	SMF-3	BASE	196.51	90.28	91.50	41760	0.91	1.61	11.020	9.015
100YR_240H	SMF-3	BASE	196.76	90.27	91.50	41709	0.91	1.60	11.038	9.048
100YR_240H	SMF-3	BASE	197.01	90.25	91.50	41658	0.91	1.58	11.057	9.081
100YR_240H	SMF-3	BASE	197.26	90.24	91.50	41608	0.91	1.57	11.076	9.113
100YR_240H	SMF-3	BASE	197.51	90.22	91.50	41558	0.91	1.56	11.095	9.146
100YR_240H	SMF-3	BASE	197.76	90.21	91.50	41510	0.91	1.55	11.114	9.178
100YR_240H	SMF-3	BASE	198.01	90.20	91.50	41462	0.91	1.54	11.132	9.210
100YR_240H	SMF-3	BASE	198.26	90.18	91.50	41415	0.91	1.53	11.151	9.242
100YR_240H	SMF-3	BASE	198.51	90.17	91.50	41369	0.91	1.52	11.170	9.273
100YR_240H	SMF-3	BASE	198.76	90.16	91.50	41323	0.91	1.51	11.189	9.304
100YR_240H	SMF-3	BASE	199.01	90.14	91.50	41278	0.91	1.50	11.207	9.336
100YR_240H	SMF-3	BASE	199.26	90.13	91.50	41234	0.91	1.49	11.226	9.366
100YR_240H	SMF-3	BASE	199.51	90.12	91.50	41191	0.91	1.48	11.245	9.397
100YR_240H	SMF-3	BASE	199.76	90.10	91.50	41148	0.91	1.47	11.264	9.428
100YR_240H	SMF-3	BASE	200.01	90.09	91.50	41106	0.91	1.46	11.282	9.458
100YR_240H	SMF-3	BASE	200.26	90.08	91.50	41064	0.91	1.45	11.301	9.488
100YR_240H	SMF-3	BASE	200.51	90.07	91.50	41023	0.91	1.44	11.320	9.518
100YR_240H	SMF-3	BASE	200.76	90.06	91.50	40983	0.91	1.43	11.339	9.548
100YR_240H	SMF-3	BASE	201.01	90.05	91.50	40944	0.91	1.42	11.357	9.577
100YR_240H	SMF-3	BASE	201.26	90.03	91.50	40905	0.91	1.41	11.376	9.607
100YR_240H	SMF-3	BASE	201.51	90.02	91.50	40867	0.91	1.41	11.395	9.636
100YR_240H	SMF-3	BASE	201.76	90.01	91.50	40829	0.91	1.40	11.414	9.665
100YR_240H	SMF-3	BASE	202.01	90.00	91.50	40792	0.91	1.39	11.432	9.693
100YR_240H	SMF-3	BASE	202.26	89.99	91.50	40757	0.91	1.38	11.451	9.722
100YR_240H	SMF-3	BASE	202.51	89.98	91.50	40723	0.91	1.37	11.470	9.750
100YR_240H	SMF-3	BASE	202.76	89.97	91.50	40689	0.91	1.36	11.488	9.779
100YR_240H	SMF-3	BASE	203.01	89.96	91.50	40656	0.91	1.35	11.507	9.807
100YR_240H	SMF-3	BASE	203.26	89.95	91.50	40624	0.91	1.35	11.526	9.835
100YR_240H	SMF-3	BASE	203.51	89.94	91.50	40592	0.91	1.34	11.545	9.862
100YR_240H	SMF-3	BASE	203.76	89.93	91.50	40561	0.91	1.33	11.564	9.890
100YR_240H	SMF-3	BASE	204.01	89.92	91.50	40530	0.91	1.32	11.582	9.917
100YR_240H	SMF-3	BASE	204.26	89.91	91.50	40500	0.91	1.31	11.601	9.944
100YR_240H	SMF-3	BASE	204.51	89.90	91.50	40471	0.91	1.31	11.620	9.972
100YR_240H	SMF-3	BASE	204.76	89.90	91.50	40442	0.91	1.30	11.639	9.998
100YR_240H	SMF-3	BASE	205.01	89.89	91.50	40413	0.91	1.29	11.657	10.025
100YR_240H	SMF-3	BASE	205.26	89.88	91.50	40385	0.91	1.28	11.676	10.052

Project: 17-0373 Legacy Park - Phase 2
SMF-3 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	SMF-3	BASE	636.26	88.24	91.50	35064	0.00	0.01	13.271	13.064
100YR_240H	SMF-3	BASE	640.26	88.23	91.50	35044	0.00	0.01	13.271	13.068
100YR_240H	SMF-3	BASE	644.26	88.23	91.50	35025	0.00	0.01	13.271	13.072
100YR_240H	SMF-3	BASE	648.26	88.22	91.50	35006	0.00	0.01	13.271	13.076
100YR_240H	SMF-3	BASE	652.26	88.22	91.50	34987	0.00	0.01	13.271	13.081
100YR_240H	SMF-3	BASE	656.26	88.21	91.50	34967	0.00	0.01	13.271	13.085
100YR_240H	SMF-3	BASE	660.26	88.21	91.50	34948	0.00	0.01	13.271	13.089
100YR_240H	SMF-3	BASE	664.26	88.20	91.50	34929	0.00	0.01	13.271	13.093
100YR_240H	SMF-3	BASE	668.26	88.20	91.50	34910	0.00	0.01	13.271	13.097
100YR_240H	SMF-3	BASE	672.26	88.19	91.50	34891	0.00	0.01	13.271	13.101
100YR_240H	SMF-3	BASE	676.26	88.19	91.50	34872	0.00	0.01	13.271	13.105
100YR_240H	SMF-3	BASE	680.26	88.18	91.50	34854	0.00	0.01	13.271	13.109
100YR_240H	SMF-3	BASE	684.26	88.18	91.50	34835	0.00	0.01	13.271	13.113
100YR_240H	SMF-3	BASE	688.26	88.17	91.50	34816	0.00	0.01	13.271	13.117
100YR_240H	SMF-3	BASE	692.26	88.17	91.50	34797	0.00	0.01	13.271	13.121
100YR_240H	SMF-3	BASE	696.26	88.16	91.50	34779	0.00	0.01	13.271	13.125
100YR_240H	SMF-3	BASE	700.26	88.16	91.50	34760	0.00	0.01	13.271	13.129
100YR_240H	SMF-3	BASE	704.26	88.15	91.50	34742	0.00	0.01	13.271	13.133
100YR_240H	SMF-3	BASE	708.26	88.15	91.50	34723	0.00	0.01	13.271	13.137
100YR_240H	SMF-3	BASE	712.26	88.14	91.50	34705	0.00	0.01	13.271	13.141
100YR_240H	SMF-3	BASE	716.26	88.14	91.50	34686	0.00	0.01	13.271	13.145
100YR_240H	SMF-3	BASE	720.26	88.13	91.50	34668	0.00	0.01	13.271	13.149
100YR_240H	SMF-3	BASE	724.26	88.13	91.50	34649	0.00	0.01	13.271	13.153
100YR_240H	SMF-3	BASE	728.26	88.12	91.50	34631	0.00	0.01	13.271	13.156
100YR_240H	SMF-3	BASE	732.26	88.12	91.50	34612	0.00	0.01	13.271	13.160
100YR_240H	SMF-3	BASE	736.26	88.11	91.50	34594	0.00	0.01	13.271	13.164
100YR_240H	SMF-3	BASE	740.26	88.11	91.50	34575	0.00	0.01	13.271	13.168
100YR_240H	SMF-3	BASE	744.26	88.10	91.50	34557	0.00	0.01	13.271	13.171
100YR_240H	SMF-3	BASE	748.26	88.10	91.50	34539	0.00	0.01	13.271	13.175
100YR_240H	SMF-3	BASE	752.26	88.10	91.50	34520	0.00	0.01	13.271	13.179
100YR_240H	SMF-3	BASE	756.26	88.09	91.50	34502	0.00	0.01	13.271	13.182
100YR_240H	SMF-3	BASE	760.26	88.09	91.50	34483	0.00	0.01	13.271	13.186
100YR_240H	SMF-3	BASE	764.26	88.08	91.50	34465	0.00	0.01	13.271	13.190
100YR_240H	SMF-3	BASE	768.26	88.08	91.50	34446	0.00	0.01	13.271	13.193
100YR_240H	SMF-3	BASE	772.26	88.07	91.50	34427	0.00	0.01	13.271	13.197
100YR_240H	SMF-3	BASE	776.26	88.07	91.50	34409	0.00	0.01	13.271	13.200
100YR_240H	SMF-3	BASE	780.26	88.06	91.50	34390	0.00	0.01	13.271	13.204
100YR_240H	SMF-3	BASE	784.26	88.06	91.50	34372	0.00	0.01	13.271	13.208
100YR_240H	SMF-3	BASE	788.26	88.05	91.50	34352	0.00	0.01	13.271	13.211
100YR_240H	SMF-3	BASE	792.26	88.05	91.50	34333	0.00	0.01	13.271	13.215
100YR_240H	SMF-3	BASE	796.26	88.05	91.50	34314	0.00	0.01	13.271	13.218
100YR_240H	SMF-3	BASE	800.26	88.04	91.50	34295	0.00	0.01	13.271	13.222
100YR_240H	SMF-3	BASE	804.26	88.04	91.50	34275	0.00	0.01	13.271	13.225
100YR_240H	SMF-3	BASE	808.26	88.03	91.50	34255	0.00	0.01	13.271	13.228
100YR_240H	SMF-3	BASE	812.26	88.03	91.50	34234	0.00	0.01	13.271	13.232
100YR_240H	SMF-3	BASE	816.26	88.02	91.50	34214	0.00	0.01	13.271	13.235
100YR_240H	SMF-3	BASE	820.26	88.02	91.50	34192	0.00	0.01	13.271	13.239
100YR_240H	SMF-3	BASE	824.26	88.01	91.50	34163	0.00	0.01	13.271	13.242
100YR_240H	SMF-3	BASE	828.26	88.01	91.50	34134	0.00	0.01	13.271	13.245
100YR_240H	SMF-3	BASE	832.26	88.01	91.50	34105	0.00	0.01	13.271	13.249
100YR_240H	SMF-3	BASE	836.26	88.00	91.50	34077	0.00	0.01	13.271	13.252
100YR_240H	SMF-3	BASE	840.26	88.00	91.50	34064	0.00	0.00	13.271	13.254

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af	
100YR_001H	SMF-4	BASE	0.00	89.00	94.00	28140	0.00	0.00	0.000	0.000	
100YR_001H	SMF-4	BASE	0.08	89.00	94.00	28140	0.00	0.00	0.000	0.000	
100YR_001H	SMF-4	BASE	0.18	89.00	94.00	28140	0.00	0.00	0.000	0.000	
100YR_001H	SMF-4	BASE	0.26	89.00	94.00	28140	0.00	0.00	0.000	0.000	
100YR_001H	SMF-4	BASE	0.34	89.00	94.00	28140	0.00	0.00	0.000	0.000	
100YR_001H	SMF-4	BASE	0.42	89.00	94.00	28140	0.00	0.00	0.000	0.000	
100YR_001H	SMF-4	BASE	0.50	89.00	94.00	28140	0.02	0.01	0.000	0.000	
100YR_001H	SMF-4	BASE	0.58	89.00	94.00	28140	0.43	0.43	0.002	0.002	
100YR_001H	SMF-4	BASE	0.67	89.00	94.00	28152	2.39	1.38	0.011	0.008	
100YR_001H	SMF-4	BASE	0.75	89.03	94.00	28265	5.47	1.39	0.038	0.017	
100YR_001H	SMF-4	BASE	0.83	89.09	94.00	28496	7.75	1.40	0.084	0.027	
100YR_001H	SMF-4	BASE	0.92	89.15	94.00	28784	7.69	1.42	0.139	0.037	
100YR_001H	SMF-4	BASE	1.00	89.21	94.00	29016	5.73	1.43	0.186	0.047	
100YR_001H	SMF-4	BASE	1.09	89.24	94.00	29154	3.53	1.43	0.218	0.057	
100YR_001H	SMF-4	BASE	1.17	89.26	94.00	29209	2.01	1.44	0.236	0.066	
100YR_001H	SMF-4	BASE	1.25	89.26	94.00	29213	1.05	1.44	0.247	0.077	
100YR_001H	SMF-4	BASE	1.34	89.25	94.00	29186	0.56	1.44	0.252	0.086	
100YR_001H	SMF-4	BASE	1.42	89.24	94.00	29140	0.28	1.43	0.255	0.097	
100YR_001H	SMF-4	BASE	1.50	89.23	94.00	29089	0.14	1.43	0.257	0.106	
100YR_001H	SMF-4	BASE	1.58	89.21	94.00	29034	0.06	1.43	0.258	0.116	
100YR_001H	SMF-4	BASE	1.67	89.20	94.00	28971	0.02	1.43	0.258	0.126	
100YR_001H	SMF-4	BASE	1.75	89.18	94.00	28912	0.00	1.42	0.258	0.135	
100YR_001H	SMF-4	BASE	1.84	89.17	94.00	28849	0.00	1.42	0.258	0.145	
100YR_001H	SMF-4	BASE	1.92	89.15	94.00	28787	0.00	1.42	0.258	0.155	
100YR_001H	SMF-4	BASE	2.00	89.14	94.00	28725	0.00	1.41	0.258	0.165	
100YR_001H	SMF-4	BASE	2.09	89.13	94.00	28663	0.00	1.41	0.258	0.175	
100YR_001H	SMF-4	BASE	2.34	89.08	94.00	28476	0.00	1.40	0.258	0.204	
100YR_001H	SMF-4	BASE	2.58	89.04	94.00	28296	0.00	1.39	0.258	0.232	
100YR_001H	SMF-4	BASE	2.84	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	3.09	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	3.33	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	3.59	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	3.84	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	4.08	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	4.33	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	4.58	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	4.84	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	5.09	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	5.34	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	5.59	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	5.84	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	6.09	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	6.34	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	6.59	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	6.84	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	7.09	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	7.34	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	7.59	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	7.84	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	8.09	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	8.34	89.00	94.00	28140	0.00	0.00	0.258	0.247	
100YR_001H	SMF-4	BASE	8.59	89.00	94.00	28140	0.00	0.00	0.258	0.247	

 Full Recovery
 Half Recovery

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_002H	SMF-4	BASE	4.51	89.22	94.00	29048	0.00	1.43	0.594	0.452
100YR_002H	SMF-4	BASE	4.76	89.17	94.00	28862	0.00	1.42	0.594	0.482
100YR_002H	SMF-4	BASE	5.01	89.13	94.00	28675	0.00	1.41	0.594	0.511
100YR_002H	SMF-4	BASE	5.25	89.09	94.00	28496	0.00	1.40	0.594	0.540
100YR_002H	SMF-4	BASE	5.50	89.04	94.00	28309	0.00	1.39	0.594	0.569
100YR_002H	SMF-4	BASE	5.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	6.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	6.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	6.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	6.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	7.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	7.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	7.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	7.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	8.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	8.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	8.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	8.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	9.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	9.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	9.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	9.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	10.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	10.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	10.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	10.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	11.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	11.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	11.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	11.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	12.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	12.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	12.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	12.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	13.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	13.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	13.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	13.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	14.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	14.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	14.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	14.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	15.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	15.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	15.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	15.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	16.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	16.26	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	16.51	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	16.76	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	17.01	89.00	94.00	28140	0.00	0.00	0.594	0.583
100YR_002H	SMF-4	BASE	17.26	89.00	94.00	28140	0.00	0.00	0.594	0.583

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_004H	SMF-4	BASE	0.00	89.00	94.00	28140	0.00	0.00	0.000	0.000
100YR_004H	SMF-4	BASE	0.26	89.00	94.00	28140	0.00	0.00	0.000	0.000
100YR_004H	SMF-4	BASE	0.50	89.00	94.00	28140	0.00	0.00	0.000	0.000
100YR_004H	SMF-4	BASE	0.77	89.00	94.00	28140	0.00	0.00	0.000	0.000
100YR_004H	SMF-4	BASE	1.02	89.00	94.00	28140	0.00	0.00	0.000	0.000
100YR_004H	SMF-4	BASE	1.27	89.00	94.00	28140	0.00	0.00	0.000	0.000
100YR_004H	SMF-4	BASE	1.51	89.00	94.00	28140	0.00	0.00	0.000	0.000
100YR_004H	SMF-4	BASE	1.75	89.00	94.00	28140	0.13	0.13	0.001	0.001
100YR_004H	SMF-4	BASE	2.00	89.01	94.00	28200	3.42	1.39	0.038	0.017
100YR_004H	SMF-4	BASE	2.25	89.15	94.00	28756	7.42	1.41	0.150	0.046
100YR_004H	SMF-4	BASE	2.50	89.38	94.00	29727	10.44	1.46	0.336	0.076
100YR_004H	SMF-4	BASE	2.75	89.66	94.00	30881	10.40	1.52	0.550	0.106
100YR_004H	SMF-4	BASE	3.00	89.90	94.00	31907	10.22	1.57	0.762	0.138
100YR_004H	SMF-4	BASE	3.25	90.11	94.00	32787	6.77	1.64	0.937	0.171
100YR_004H	SMF-4	BASE	3.50	90.21	94.00	33214	4.46	1.71	1.054	0.206
100YR_004H	SMF-4	BASE	3.75	90.26	94.00	33449	2.74	1.76	1.129	0.242
100YR_004H	SMF-4	BASE	4.01	90.27	94.00	33495	1.79	1.77	1.177	0.279
100YR_004H	SMF-4	BASE	4.25	90.26	94.00	33435	0.57	1.75	1.201	0.315
100YR_004H	SMF-4	BASE	4.50	90.22	94.00	33265	0.08	1.72	1.207	0.350
100YR_004H	SMF-4	BASE	4.76	90.17	94.00	33065	0.01	1.68	1.208	0.386
100YR_004H	SMF-4	BASE	5.00	90.13	94.00	32873	0.00	1.65	1.208	0.420
100YR_004H	SMF-4	BASE	5.26	90.08	94.00	32675	0.00	1.62	1.208	0.455
100YR_004H	SMF-4	BASE	5.50	90.04	94.00	32487	0.00	1.60	1.208	0.487
100YR_004H	SMF-4	BASE	5.76	89.99	94.00	32292	0.00	1.59	1.208	0.521
100YR_004H	SMF-4	BASE	6.00	89.95	94.00	32110	0.00	1.58	1.208	0.553
100YR_004H	SMF-4	BASE	6.26	89.90	94.00	31921	0.00	1.57	1.208	0.586
100YR_004H	SMF-4	BASE	6.51	89.86	94.00	31739	0.00	1.56	1.208	0.618
100YR_004H	SMF-4	BASE	6.75	89.82	94.00	31557	0.00	1.55	1.208	0.650
100YR_004H	SMF-4	BASE	7.01	89.77	94.00	31368	0.00	1.54	1.208	0.682
100YR_004H	SMF-4	BASE	7.25	89.73	94.00	31186	0.00	1.53	1.208	0.714
100YR_004H	SMF-4	BASE	7.51	89.68	94.00	30997	0.00	1.52	1.208	0.746
100YR_004H	SMF-4	BASE	7.75	89.64	94.00	30815	0.00	1.52	1.208	0.777
100YR_004H	SMF-4	BASE	8.01	89.59	94.00	30625	0.00	1.51	1.208	0.809
100YR_004H	SMF-4	BASE	8.25	89.55	94.00	30444	0.00	1.50	1.208	0.839
100YR_004H	SMF-4	BASE	8.50	89.51	94.00	30262	0.00	1.49	1.208	0.870
100YR_004H	SMF-4	BASE	8.76	89.46	94.00	30072	0.00	1.48	1.208	0.901
100YR_004H	SMF-4	BASE	9.00	89.42	94.00	29889	0.00	1.47	1.208	0.931
100YR_004H	SMF-4	BASE	9.25	89.37	94.00	29706	0.00	1.46	1.208	0.961
100YR_004H	SMF-4	BASE	9.50	89.33	94.00	29521	0.00	1.45	1.208	0.991
100YR_004H	SMF-4	BASE	9.75	89.29	94.00	29336	0.00	1.44	1.208	1.021
100YR_004H	SMF-4	BASE	10.00	89.24	94.00	29151	0.00	1.43	1.208	1.051
100YR_004H	SMF-4	BASE	10.25	89.20	94.00	28966	0.00	1.42	1.208	1.080
100YR_004H	SMF-4	BASE	10.50	89.15	94.00	28781	0.00	1.42	1.208	1.110
100YR_004H	SMF-4	BASE	10.75	89.11	94.00	28595	0.00	1.41	1.208	1.139
100YR_004H	SMF-4	BASE	11.00	89.06	94.00	28410	0.00	1.40	1.208	1.168
100YR_004H	SMF-4	BASE	11.25	89.02	94.00	28225	0.00	1.39	1.208	1.197
100YR_004H	SMF-4	BASE	11.50	89.00	94.00	28140	0.00	0.00	1.208	1.211
100YR_004H	SMF-4	BASE	11.75	89.00	94.00	28140	0.00	0.00	1.208	1.211
100YR_004H	SMF-4	BASE	12.00	89.00	94.00	28140	0.00	0.00	1.208	1.211
100YR_004H	SMF-4	BASE	12.25	89.00	94.00	28140	0.00	0.00	1.208	1.211
100YR_004H	SMF-4	BASE	12.50	89.00	94.00	28140	0.00	0.00	1.208	1.211

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_008H	SMF-4	BASE	7.51	90.68	94.00	35272	1.85	2.04	1.842	0.619
100YR_008H	SMF-4	BASE	7.76	90.68	94.00	35248	1.80	2.03	1.880	0.661
100YR_008H	SMF-4	BASE	8.01	90.67	94.00	35223	1.78	2.03	1.917	0.703
100YR_008H	SMF-4	BASE	8.26	90.65	94.00	35140	0.62	2.02	1.943	0.746
100YR_008H	SMF-4	BASE	8.51	90.61	94.00	34952	0.09	2.00	1.950	0.786
100YR_008H	SMF-4	BASE	8.75	90.56	94.00	34739	0.01	1.97	1.951	0.827
100YR_008H	SMF-4	BASE	9.01	90.51	94.00	34514	0.00	1.94	1.951	0.868
100YR_008H	SMF-4	BASE	9.25	90.46	94.00	34301	0.00	1.91	1.951	0.907
100YR_008H	SMF-4	BASE	9.51	90.41	94.00	34080	0.00	1.88	1.951	0.947
100YR_008H	SMF-4	BASE	9.75	90.36	94.00	33871	0.00	1.84	1.951	0.985
100YR_008H	SMF-4	BASE	10.01	90.31	94.00	33658	0.00	1.80	1.951	1.024
100YR_008H	SMF-4	BASE	10.25	90.26	94.00	33456	0.00	1.76	1.951	1.060
100YR_008H	SMF-4	BASE	10.50	90.22	94.00	33257	0.00	1.72	1.951	1.095
100YR_008H	SMF-4	BASE	10.76	90.17	94.00	33054	0.00	1.68	1.951	1.131
100YR_008H	SMF-4	BASE	11.00	90.13	94.00	32861	0.00	1.65	1.951	1.164
100YR_008H	SMF-4	BASE	11.26	90.08	94.00	32663	0.00	1.62	1.951	1.199
100YR_008H	SMF-4	BASE	11.51	90.03	94.00	32471	0.00	1.60	1.951	1.232
100YR_008H	SMF-4	BASE	11.76	89.99	94.00	32279	0.00	1.59	1.951	1.266
100YR_008H	SMF-4	BASE	12.01	89.95	94.00	32096	0.00	1.58	1.951	1.298
100YR_008H	SMF-4	BASE	12.26	89.90	94.00	31911	0.00	1.57	1.951	1.331
100YR_008H	SMF-4	BASE	12.51	89.86	94.00	31726	0.00	1.56	1.951	1.363
100YR_008H	SMF-4	BASE	12.76	89.81	94.00	31541	0.00	1.55	1.951	1.395
100YR_008H	SMF-4	BASE	13.01	89.77	94.00	31356	0.00	1.54	1.951	1.427
100YR_008H	SMF-4	BASE	13.26	89.72	94.00	31171	0.00	1.53	1.951	1.459
100YR_008H	SMF-4	BASE	13.51	89.68	94.00	30986	0.00	1.52	1.951	1.490
100YR_008H	SMF-4	BASE	13.76	89.64	94.00	30800	0.00	1.52	1.951	1.522
100YR_008H	SMF-4	BASE	14.01	89.59	94.00	30615	0.00	1.51	1.951	1.553
100YR_008H	SMF-4	BASE	14.26	89.55	94.00	30430	0.00	1.50	1.951	1.584
100YR_008H	SMF-4	BASE	14.51	89.50	94.00	30245	0.00	1.49	1.951	1.615
100YR_008H	SMF-4	BASE	14.76	89.46	94.00	30060	0.00	1.48	1.951	1.645
100YR_008H	SMF-4	BASE	15.01	89.41	94.00	29875	0.00	1.47	1.951	1.676
100YR_008H	SMF-4	BASE	15.26	89.37	94.00	29690	0.00	1.46	1.951	1.706
100YR_008H	SMF-4	BASE	15.51	89.33	94.00	29505	0.00	1.45	1.951	1.736
100YR_008H	SMF-4	BASE	15.76	89.28	94.00	29319	0.00	1.44	1.951	1.766
100YR_008H	SMF-4	BASE	16.01	89.24	94.00	29134	0.00	1.43	1.951	1.796
100YR_008H	SMF-4	BASE	16.26	89.19	94.00	28949	0.00	1.42	1.951	1.825
100YR_008H	SMF-4	BASE	16.51	89.15	94.00	28765	0.00	1.36	1.951	1.854
100YR_008H	SMF-4	BASE	16.76	89.11	94.00	28598	0.00	1.18	1.951	1.880
100YR_008H	SMF-4	BASE	17.01	89.07	94.00	28451	0.00	1.04	1.951	1.903
100YR_008H	SMF-4	BASE	17.26	89.04	94.00	28320	0.00	0.94	1.951	1.924
100YR_008H	SMF-4	BASE	17.51	89.01	94.00	28201	0.00	0.86	1.951	1.942
100YR_008H	SMF-4	BASE	17.76	89.00	94.00	28140	0.00	0.00	1.951	1.951
100YR_008H	SMF-4	BASE	18.01	89.00	94.00	28140	0.00	0.00	1.951	1.951
100YR_008H	SMF-4	BASE	18.26	89.00	94.00	28140	0.00	0.00	1.951	1.951
100YR_008H	SMF-4	BASE	18.51	89.00	94.00	28140	0.00	0.00	1.951	1.951
100YR_008H	SMF-4	BASE	18.76	89.00	94.00	28140	0.00	0.00	1.951	1.951
100YR_008H	SMF-4	BASE	19.01	89.00	94.00	28140	0.00	0.00	1.951	1.951
100YR_008H	SMF-4	BASE	19.26	89.00	94.00	28140	0.00	0.00	1.951	1.951
100YR_008H	SMF-4	BASE	19.51	89.00	94.00	28140	0.00	0.00	1.951	1.951
100YR_008H	SMF-4	BASE	19.76	89.00	94.00	28140	0.00	0.00	1.951	1.951
100YR_008H	SMF-4	BASE	20.01	89.00	94.00	28140	0.00	0.00	1.951	1.951
100YR_008H	SMF-4	BASE	20.26	89.00	94.00	28140	0.00	0.00	1.951	1.951

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_024H	SMF-4	BASE	70.26	89.22	94.00	29063	0.00	0.15	4.139	3.997
100YR_024H	SMF-4	BASE	71.26	89.20	94.00	28987	0.00	0.15	4.139	4.009
100YR_024H	SMF-4	BASE	72.26	89.18	94.00	28912	0.00	0.14	4.139	4.021
100YR_024H	SMF-4	BASE	73.26	89.17	94.00	28838	0.00	0.14	4.139	4.033
100YR_024H	SMF-4	BASE	74.26	89.15	94.00	28765	0.00	0.14	4.139	4.044
100YR_024H	SMF-4	BASE	75.26	89.13	94.00	28693	0.00	0.14	4.139	4.056
100YR_024H	SMF-4	BASE	76.26	89.12	94.00	28622	0.00	0.14	4.139	4.067
100YR_024H	SMF-4	BASE	77.26	89.10	94.00	28551	0.00	0.13	4.139	4.078
100YR_024H	SMF-4	BASE	78.26	89.08	94.00	28481	0.00	0.13	4.139	4.089
100YR_024H	SMF-4	BASE	79.26	89.07	94.00	28412	0.00	0.13	4.139	4.100
100YR_024H	SMF-4	BASE	80.26	89.05	94.00	28343	0.00	0.13	4.139	4.110
100YR_024H	SMF-4	BASE	81.26	89.03	94.00	28276	0.00	0.13	4.139	4.121
100YR_024H	SMF-4	BASE	82.26	89.02	94.00	28209	0.00	0.12	4.139	4.131
100YR_024H	SMF-4	BASE	83.26	89.00	94.00	28142	0.00	0.12	4.139	4.142
100YR_024H	SMF-4	BASE	84.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	85.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	86.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	87.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	88.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	89.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	90.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	91.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	92.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	93.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	94.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	95.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	96.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	97.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	98.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	99.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	100.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	101.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	102.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	103.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	104.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	105.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	106.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	107.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	108.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	109.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	110.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	111.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	112.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	113.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	114.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	115.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	116.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	117.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	118.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	119.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	120.26	89.00	94.00	28140	0.00	0.00	4.139	4.147
100YR_024H	SMF-4	BASE	121.26	89.00	94.00	28140	0.00	0.00	4.139	4.147

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	SMF-4	BASE	64.51	92.72	94.00	44245	1.61	1.29	5.809	2.735
100YR_072H	SMF-4	BASE	64.76	92.72	94.00	44268	1.48	1.27	5.841	2.762
100YR_072H	SMF-4	BASE	65.01	92.73	94.00	44287	1.46	1.26	5.872	2.789
100YR_072H	SMF-4	BASE	65.25	92.73	94.00	44305	1.47	1.25	5.901	2.814
100YR_072H	SMF-4	BASE	65.51	92.74	94.00	44326	1.47	1.24	5.932	2.840
100YR_072H	SMF-4	BASE	65.76	92.74	94.00	44348	1.47	1.23	5.962	2.865
100YR_072H	SMF-4	BASE	66.01	92.75	94.00	44371	1.47	1.22	5.993	2.891
100YR_072H	SMF-4	BASE	66.25	92.75	94.00	44394	1.47	1.21	6.022	2.915
100YR_072H	SMF-4	BASE	66.51	92.76	94.00	44418	1.48	1.21	6.053	2.940
100YR_072H	SMF-4	BASE	66.76	92.76	94.00	44444	1.48	1.20	6.084	2.966
100YR_072H	SMF-4	BASE	67.01	92.77	94.00	44469	1.48	1.20	6.115	2.991
100YR_072H	SMF-4	BASE	67.26	92.77	94.00	44495	1.48	1.19	6.145	3.015
100YR_072H	SMF-4	BASE	67.51	92.78	94.00	44521	1.48	1.19	6.175	3.040
100YR_072H	SMF-4	BASE	67.76	92.79	94.00	44549	1.48	1.19	6.206	3.064
100YR_072H	SMF-4	BASE	68.01	92.79	94.00	44576	1.48	1.18	6.237	3.089
100YR_072H	SMF-4	BASE	68.26	92.79	94.00	44586	1.00	1.18	6.262	3.113
100YR_072H	SMF-4	BASE	68.51	92.79	94.00	44554	0.71	1.17	6.280	3.137
100YR_072H	SMF-4	BASE	68.76	92.78	94.00	44511	0.67	1.16	6.294	3.161
100YR_072H	SMF-4	BASE	69.01	92.77	94.00	44467	0.67	1.15	6.308	3.185
100YR_072H	SMF-4	BASE	69.26	92.76	94.00	44423	0.67	1.14	6.322	3.208
100YR_072H	SMF-4	BASE	69.51	92.75	94.00	44381	0.67	1.13	6.336	3.232
100YR_072H	SMF-4	BASE	69.76	92.74	94.00	44339	0.67	1.12	6.350	3.255
100YR_072H	SMF-4	BASE	70.01	92.73	94.00	44298	0.67	1.12	6.364	3.278
100YR_072H	SMF-4	BASE	70.26	92.72	94.00	44257	0.67	1.11	6.378	3.301
100YR_072H	SMF-4	BASE	70.51	92.71	94.00	44217	0.67	1.10	6.391	3.324
100YR_072H	SMF-4	BASE	70.76	92.70	94.00	44178	0.67	1.10	6.405	3.347
100YR_072H	SMF-4	BASE	71.01	92.70	94.00	44139	0.67	1.09	6.419	3.369
100YR_072H	SMF-4	BASE	71.26	92.69	94.00	44100	0.67	1.09	6.433	3.392
100YR_072H	SMF-4	BASE	71.51	92.68	94.00	44062	0.67	1.08	6.447	3.414
100YR_072H	SMF-4	BASE	71.76	92.67	94.00	44025	0.67	1.08	6.461	3.437
100YR_072H	SMF-4	BASE	72.01	92.66	94.00	43988	0.67	1.07	6.475	3.459
100YR_072H	SMF-4	BASE	72.26	92.65	94.00	43935	0.25	1.06	6.484	3.481
100YR_072H	SMF-4	BASE	72.51	92.63	94.00	43847	0.03	1.05	6.487	3.503
100YR_072H	SMF-4	BASE	72.76	92.61	94.00	43751	0.00	1.04	6.488	3.524
100YR_072H	SMF-4	BASE	73.01	92.59	94.00	43655	0.00	1.03	6.488	3.546
100YR_072H	SMF-4	BASE	73.26	92.57	94.00	43559	0.00	1.02	6.488	3.567
100YR_072H	SMF-4	BASE	73.51	92.55	94.00	43463	0.00	1.01	6.488	3.588
100YR_072H	SMF-4	BASE	73.76	92.53	94.00	43368	0.00	1.01	6.488	3.609
100YR_072H	SMF-4	BASE	74.01	92.50	94.00	43274	0.00	1.00	6.488	3.629
100YR_072H	SMF-4	BASE	74.26	92.48	94.00	43181	0.00	0.99	6.488	3.650
100YR_072H	SMF-4	BASE	74.51	92.46	94.00	43087	0.00	0.98	6.488	3.670
100YR_072H	SMF-4	BASE	74.76	92.44	94.00	42995	0.00	0.97	6.488	3.691
100YR_072H	SMF-4	BASE	75.01	92.42	94.00	42903	0.00	0.97	6.488	3.711
100YR_072H	SMF-4	BASE	75.26	92.40	94.00	42811	0.00	0.96	6.488	3.730
100YR_072H	SMF-4	BASE	75.51	92.38	94.00	42720	0.00	0.95	6.488	3.750
100YR_072H	SMF-4	BASE	75.76	92.36	94.00	42629	0.00	0.95	6.488	3.770
100YR_072H	SMF-4	BASE	76.01	92.34	94.00	42539	0.00	0.94	6.488	3.789
100YR_072H	SMF-4	BASE	76.26	92.32	94.00	42449	0.00	0.93	6.488	3.809
100YR_072H	SMF-4	BASE	76.51	92.30	94.00	42360	0.00	0.93	6.488	3.828
100YR_072H	SMF-4	BASE	76.76	92.28	94.00	42271	0.00	0.92	6.488	3.847
100YR_072H	SMF-4	BASE	77.01	92.26	94.00	42182	0.00	0.91	6.488	3.866
100YR_072H	SMF-4	BASE	77.26	92.24	94.00	42094	0.00	0.91	6.488	3.885

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_072H	SMF-4	BASE	225.26	89.03	94.00	28269	0.00	0.07	6.488	6.474
100YR_072H	SMF-4	BASE	226.26	89.02	94.00	28234	0.00	0.07	6.488	6.479
100YR_072H	SMF-4	BASE	227.26	89.01	94.00	28200	0.00	0.06	6.488	6.484
100YR_072H	SMF-4	BASE	228.26	89.01	94.00	28165	0.00	0.06	6.488	6.490
100YR_072H	SMF-4	BASE	229.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	230.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	231.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	232.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	233.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	234.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	235.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	236.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	237.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	238.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	239.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	240.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	241.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	242.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	243.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	244.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	245.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	246.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	247.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	248.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	252.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	256.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	260.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	264.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	268.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	272.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	276.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	280.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	284.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	288.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	292.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	296.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	300.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	304.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	308.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	312.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	316.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	320.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	324.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	328.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	332.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	336.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	340.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	344.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	348.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	352.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	356.26	89.00	94.00	28140	0.00	0.00	6.488	6.492
100YR_072H	SMF-4	BASE	360.26	89.00	94.00	28140	0.00	0.00	6.488	6.492

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	SMF-4	BASE	167.76	93.58	94.00	48167	1.02	1.14	8.492	4.501
100YR_168H	SMF-4	BASE	168.01	93.58	94.00	48157	1.01	1.14	8.513	4.524
100YR_168H	SMF-4	BASE	168.26	93.57	94.00	48127	0.41	1.13	8.528	4.548
100YR_168H	SMF-4	BASE	168.51	93.55	94.00	48046	0.06	1.12	8.532	4.571
100YR_168H	SMF-4	BASE	168.76	93.53	94.00	47952	0.01	1.11	8.533	4.594
100YR_168H	SMF-4	BASE	169.01	93.51	94.00	47857	0.00	1.10	8.533	4.617
100YR_168H	SMF-4	BASE	169.26	93.49	94.00	47763	0.00	1.09	8.533	4.640
100YR_168H	SMF-4	BASE	169.51	93.47	94.00	47669	0.00	1.08	8.533	4.662
100YR_168H	SMF-4	BASE	169.76	93.45	94.00	47576	0.00	1.08	8.533	4.684
100YR_168H	SMF-4	BASE	170.01	93.43	94.00	47483	0.00	1.07	8.533	4.707
100YR_168H	SMF-4	BASE	170.26	93.41	94.00	47390	0.00	1.06	8.533	4.729
100YR_168H	SMF-4	BASE	170.51	93.39	94.00	47298	0.00	1.06	8.533	4.750
100YR_168H	SMF-4	BASE	170.76	93.37	94.00	47207	0.00	1.05	8.533	4.772
100YR_168H	SMF-4	BASE	171.01	93.35	94.00	47115	0.00	1.04	8.533	4.794
100YR_168H	SMF-4	BASE	171.26	93.33	94.00	47025	0.00	1.04	8.533	4.815
100YR_168H	SMF-4	BASE	171.51	93.31	94.00	46934	0.00	1.03	8.533	4.837
100YR_168H	SMF-4	BASE	171.76	93.29	94.00	46844	0.00	1.02	8.533	4.858
100YR_168H	SMF-4	BASE	172.01	93.27	94.00	46754	0.00	1.02	8.533	4.879
100YR_168H	SMF-4	BASE	172.26	93.25	94.00	46664	0.00	1.01	8.533	4.900
100YR_168H	SMF-4	BASE	173.26	93.17	94.00	46309	0.00	0.99	8.533	4.983
100YR_168H	SMF-4	BASE	174.26	93.10	94.00	45959	0.00	0.97	8.533	5.064
100YR_168H	SMF-4	BASE	175.26	93.02	94.00	45613	0.00	0.95	8.533	5.143
100YR_168H	SMF-4	BASE	176.26	92.95	94.00	45274	0.00	0.93	8.533	5.221
100YR_168H	SMF-4	BASE	177.26	92.87	94.00	44939	0.00	0.92	8.533	5.298
100YR_168H	SMF-4	BASE	178.26	92.80	94.00	44609	0.00	0.90	8.533	5.373
100YR_168H	SMF-4	BASE	179.26	92.73	94.00	44283	0.00	0.88	8.533	5.446
100YR_168H	SMF-4	BASE	180.26	92.66	94.00	43960	0.00	0.86	8.533	5.518
100YR_168H	SMF-4	BASE	181.26	92.59	94.00	43641	0.00	0.85	8.533	5.589
100YR_168H	SMF-4	BASE	182.26	92.52	94.00	43326	0.00	0.83	8.533	5.659
100YR_168H	SMF-4	BASE	183.26	92.45	94.00	43015	0.00	0.82	8.533	5.727
100YR_168H	SMF-4	BASE	184.26	92.38	94.00	42707	0.00	0.80	8.533	5.794
100YR_168H	SMF-4	BASE	185.26	92.31	94.00	42403	0.00	0.79	8.533	5.859
100YR_168H	SMF-4	BASE	186.26	92.25	94.00	42102	0.00	0.77	8.533	5.924
100YR_168H	SMF-4	BASE	187.26	92.18	94.00	41805	0.00	0.76	8.533	5.987
100YR_168H	SMF-4	BASE	188.26	92.12	94.00	41511	0.00	0.74	8.533	6.049
100YR_168H	SMF-4	BASE	189.26	92.05	94.00	41221	0.00	0.73	8.533	6.109
100YR_168H	SMF-4	BASE	190.26	91.99	94.00	40937	0.00	0.71	8.533	6.169
100YR_168H	SMF-4	BASE	191.26	91.93	94.00	40665	0.00	0.70	8.533	6.227
100YR_168H	SMF-4	BASE	192.26	91.86	94.00	40397	0.00	0.69	8.533	6.285
100YR_168H	SMF-4	BASE	193.26	91.80	94.00	40132	0.00	0.67	8.533	6.341
100YR_168H	SMF-4	BASE	194.26	91.74	94.00	39871	0.00	0.66	8.533	6.396
100YR_168H	SMF-4	BASE	195.26	91.68	94.00	39614	0.00	0.65	8.533	6.450
100YR_168H	SMF-4	BASE	196.26	91.63	94.00	39360	0.00	0.63	8.533	6.503
100YR_168H	SMF-4	BASE	197.26	91.57	94.00	39110	0.00	0.62	8.533	6.554
100YR_168H	SMF-4	BASE	198.26	91.51	94.00	38863	0.00	0.61	8.533	6.605
100YR_168H	SMF-4	BASE	199.26	91.46	94.00	38621	0.00	0.59	8.533	6.655
100YR_168H	SMF-4	BASE	200.26	91.40	94.00	38382	0.00	0.58	8.533	6.703
100YR_168H	SMF-4	BASE	201.26	91.35	94.00	38147	0.00	0.57	8.533	6.750
100YR_168H	SMF-4	BASE	202.26	91.29	94.00	37916	0.00	0.55	8.533	6.797
100YR_168H	SMF-4	BASE	203.26	91.24	94.00	37688	0.00	0.54	8.533	6.842
100YR_168H	SMF-4	BASE	204.26	91.19	94.00	37465	0.00	0.53	8.533	6.886
100YR_168H	SMF-4	BASE	205.26	91.14	94.00	37246	0.00	0.52	8.533	6.929

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_168H	SMF-4	BASE	310.26	89.49	94.00	30195	0.00	0.07	8.533	8.205
100YR_168H	SMF-4	BASE	311.26	89.48	94.00	30163	0.00	0.06	8.533	8.210
100YR_168H	SMF-4	BASE	312.26	89.48	94.00	30131	0.00	0.06	8.533	8.216
100YR_168H	SMF-4	BASE	313.26	89.47	94.00	30099	0.00	0.06	8.533	8.221
100YR_168H	SMF-4	BASE	314.26	89.46	94.00	30066	0.00	0.06	8.533	8.226
100YR_168H	SMF-4	BASE	315.26	89.45	94.00	30034	0.00	0.06	8.533	8.231
100YR_168H	SMF-4	BASE	316.26	89.45	94.00	30002	0.00	0.06	8.533	8.237
100YR_168H	SMF-4	BASE	317.26	89.44	94.00	29971	0.00	0.06	8.533	8.242
100YR_168H	SMF-4	BASE	318.26	89.43	94.00	29939	0.00	0.06	8.533	8.247
100YR_168H	SMF-4	BASE	319.26	89.42	94.00	29907	0.00	0.06	8.533	8.252
100YR_168H	SMF-4	BASE	320.26	89.42	94.00	29876	0.00	0.06	8.533	8.258
100YR_168H	SMF-4	BASE	321.26	89.41	94.00	29844	0.00	0.06	8.533	8.263
100YR_168H	SMF-4	BASE	322.26	89.40	94.00	29813	0.00	0.06	8.533	8.268
100YR_168H	SMF-4	BASE	323.26	89.39	94.00	29782	0.00	0.06	8.533	8.273
100YR_168H	SMF-4	BASE	324.26	89.39	94.00	29751	0.00	0.06	8.533	8.278
100YR_168H	SMF-4	BASE	325.26	89.38	94.00	29720	0.00	0.06	8.533	8.283
100YR_168H	SMF-4	BASE	326.26	89.37	94.00	29689	0.00	0.06	8.533	8.288
100YR_168H	SMF-4	BASE	327.26	89.36	94.00	29658	0.00	0.06	8.533	8.293
100YR_168H	SMF-4	BASE	328.26	89.36	94.00	29627	0.00	0.06	8.533	8.298
100YR_168H	SMF-4	BASE	329.26	89.35	94.00	29596	0.00	0.06	8.533	8.303
100YR_168H	SMF-4	BASE	330.26	89.34	94.00	29566	0.00	0.06	8.533	8.308
100YR_168H	SMF-4	BASE	331.26	89.33	94.00	29535	0.00	0.06	8.533	8.313
100YR_168H	SMF-4	BASE	332.26	89.33	94.00	29505	0.00	0.06	8.533	8.318
100YR_168H	SMF-4	BASE	333.26	89.32	94.00	29475	0.00	0.06	8.533	8.323
100YR_168H	SMF-4	BASE	334.26	89.31	94.00	29445	0.00	0.06	8.533	8.328
100YR_168H	SMF-4	BASE	335.26	89.30	94.00	29415	0.00	0.06	8.533	8.333
100YR_168H	SMF-4	BASE	336.26	89.30	94.00	29385	0.00	0.06	8.533	8.337
100YR_168H	SMF-4	BASE	340.26	89.27	94.00	29266	0.00	0.06	8.533	8.357
100YR_168H	SMF-4	BASE	344.26	89.24	94.00	29148	0.00	0.06	8.533	8.375
100YR_168H	SMF-4	BASE	348.26	89.21	94.00	29032	0.00	0.06	8.533	8.394
100YR_168H	SMF-4	BASE	352.26	89.19	94.00	28917	0.00	0.05	8.533	8.412
100YR_168H	SMF-4	BASE	356.26	89.16	94.00	28804	0.00	0.05	8.533	8.430
100YR_168H	SMF-4	BASE	360.26	89.13	94.00	28692	0.00	0.05	8.533	8.448
100YR_168H	SMF-4	BASE	364.26	89.11	94.00	28581	0.00	0.05	8.533	8.465
100YR_168H	SMF-4	BASE	368.26	89.08	94.00	28472	0.00	0.05	8.533	8.482
100YR_168H	SMF-4	BASE	372.26	89.05	94.00	28364	0.00	0.05	8.533	8.499
100YR_168H	SMF-4	BASE	376.26	89.03	94.00	28257	0.00	0.05	8.533	8.516
100YR_168H	SMF-4	BASE	380.26	89.00	94.00	28152	0.00	0.05	8.533	8.532
100YR_168H	SMF-4	BASE	384.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	388.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	392.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	396.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	400.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	404.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	408.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	412.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	416.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	420.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	424.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	428.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	432.26	89.00	94.00	28140	0.00	0.00	8.533	8.540
100YR_168H	SMF-4	BASE	436.26	89.00	94.00	28140	0.00	0.00	8.533	8.540

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	SMF-4	BASE	231.51	92.68	94.00	44069	0.35	0.85	10.219	7.181
100YR_240H	SMF-4	BASE	231.76	92.67	94.00	44023	0.35	0.85	10.227	7.198
100YR_240H	SMF-4	BASE	232.01	92.66	94.00	43978	0.35	0.84	10.234	7.216
100YR_240H	SMF-4	BASE	232.26	92.65	94.00	43933	0.37	0.84	10.241	7.233
100YR_240H	SMF-4	BASE	232.51	92.64	94.00	43889	0.38	0.84	10.249	7.251
100YR_240H	SMF-4	BASE	232.76	92.63	94.00	43847	0.38	0.84	10.257	7.268
100YR_240H	SMF-4	BASE	233.01	92.62	94.00	43804	0.38	0.84	10.265	7.285
100YR_240H	SMF-4	BASE	233.26	92.61	94.00	43762	0.38	0.83	10.273	7.302
100YR_240H	SMF-4	BASE	233.51	92.60	94.00	43720	0.38	0.83	10.280	7.320
100YR_240H	SMF-4	BASE	233.76	92.59	94.00	43677	0.38	0.83	10.288	7.337
100YR_240H	SMF-4	BASE	234.01	92.58	94.00	43636	0.38	0.83	10.296	7.354
100YR_240H	SMF-4	BASE	234.26	92.57	94.00	43594	0.38	0.83	10.304	7.371
100YR_240H	SMF-4	BASE	234.51	92.57	94.00	43552	0.38	0.82	10.312	7.388
100YR_240H	SMF-4	BASE	234.76	92.56	94.00	43511	0.38	0.82	10.320	7.405
100YR_240H	SMF-4	BASE	235.01	92.55	94.00	43469	0.38	0.82	10.328	7.422
100YR_240H	SMF-4	BASE	235.26	92.54	94.00	43428	0.38	0.82	10.335	7.439
100YR_240H	SMF-4	BASE	235.51	92.53	94.00	43387	0.38	0.82	10.343	7.456
100YR_240H	SMF-4	BASE	235.76	92.52	94.00	43346	0.38	0.81	10.351	7.473
100YR_240H	SMF-4	BASE	236.01	92.51	94.00	43305	0.38	0.81	10.359	7.490
100YR_240H	SMF-4	BASE	236.26	92.50	94.00	43265	0.38	0.81	10.367	7.506
100YR_240H	SMF-4	BASE	236.51	92.49	94.00	43224	0.38	0.81	10.375	7.523
100YR_240H	SMF-4	BASE	236.76	92.48	94.00	43184	0.38	0.81	10.383	7.540
100YR_240H	SMF-4	BASE	237.01	92.48	94.00	43144	0.38	0.81	10.390	7.556
100YR_240H	SMF-4	BASE	237.26	92.47	94.00	43104	0.38	0.80	10.398	7.573
100YR_240H	SMF-4	BASE	237.51	92.46	94.00	43064	0.38	0.80	10.406	7.590
100YR_240H	SMF-4	BASE	237.76	92.45	94.00	43024	0.38	0.80	10.414	7.606
100YR_240H	SMF-4	BASE	238.01	92.44	94.00	42984	0.38	0.80	10.422	7.623
100YR_240H	SMF-4	BASE	238.26	92.43	94.00	42945	0.38	0.80	10.430	7.639
100YR_240H	SMF-4	BASE	238.51	92.42	94.00	42905	0.38	0.79	10.438	7.656
100YR_240H	SMF-4	BASE	238.76	92.41	94.00	42866	0.38	0.79	10.446	7.672
100YR_240H	SMF-4	BASE	239.01	92.41	94.00	42827	0.38	0.79	10.453	7.688
100YR_240H	SMF-4	BASE	239.26	92.40	94.00	42788	0.38	0.79	10.461	7.705
100YR_240H	SMF-4	BASE	239.51	92.39	94.00	42749	0.38	0.79	10.469	7.721
100YR_240H	SMF-4	BASE	239.76	92.38	94.00	42711	0.38	0.79	10.477	7.737
100YR_240H	SMF-4	BASE	240.01	92.37	94.00	42672	0.38	0.78	10.485	7.754
100YR_240H	SMF-4	BASE	240.26	92.36	94.00	42624	0.14	0.78	10.490	7.770
100YR_240H	SMF-4	BASE	241.26	92.30	94.00	42334	0.00	0.76	10.496	7.833
100YR_240H	SMF-4	BASE	242.26	92.23	94.00	42044	0.00	0.74	10.496	7.896
100YR_240H	SMF-4	BASE	243.26	92.17	94.00	41757	0.00	0.73	10.496	7.957
100YR_240H	SMF-4	BASE	244.26	92.11	94.00	41474	0.00	0.72	10.496	8.016
100YR_240H	SMF-4	BASE	245.26	92.05	94.00	41194	0.00	0.70	10.496	8.075
100YR_240H	SMF-4	BASE	246.26	91.98	94.00	40921	0.00	0.69	10.496	8.132
100YR_240H	SMF-4	BASE	247.26	91.92	94.00	40659	0.00	0.67	10.496	8.188
100YR_240H	SMF-4	BASE	248.26	91.86	94.00	40401	0.00	0.66	10.496	8.244
100YR_240H	SMF-4	BASE	249.26	91.81	94.00	40145	0.00	0.65	10.496	8.298
100YR_240H	SMF-4	BASE	250.26	91.75	94.00	39894	0.00	0.64	10.496	8.351
100YR_240H	SMF-4	BASE	251.26	91.69	94.00	39645	0.00	0.62	10.496	8.403
100YR_240H	SMF-4	BASE	252.26	91.64	94.00	39401	0.00	0.61	10.496	8.454
100YR_240H	SMF-4	BASE	253.26	91.58	94.00	39159	0.00	0.60	10.496	8.504
100YR_240H	SMF-4	BASE	254.26	91.53	94.00	38921	0.00	0.59	10.496	8.553
100YR_240H	SMF-4	BASE	255.26	91.47	94.00	38687	0.00	0.57	10.496	8.601
100YR_240H	SMF-4	BASE	256.26	91.42	94.00	38456	0.00	0.56	10.496	8.648

Project: 17-0373 Legacy Park - Phase 2
SMF-4 Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR_240H	SMF-4	BASE	428.26	89.17	94.00	28851	0.00	0.05	10.496	10.382
100YR_240H	SMF-4	BASE	432.26	89.15	94.00	28751	0.00	0.05	10.496	10.398
100YR_240H	SMF-4	BASE	436.26	89.12	94.00	28652	0.00	0.05	10.496	10.414
100YR_240H	SMF-4	BASE	440.26	89.10	94.00	28555	0.00	0.05	10.496	10.429
100YR_240H	SMF-4	BASE	444.26	89.08	94.00	28458	0.00	0.05	10.496	10.444
100YR_240H	SMF-4	BASE	448.26	89.05	94.00	28363	0.00	0.04	10.496	10.459
100YR_240H	SMF-4	BASE	452.26	89.03	94.00	28268	0.00	0.04	10.496	10.474
100YR_240H	SMF-4	BASE	456.26	89.01	94.00	28175	0.00	0.04	10.496	10.488
100YR_240H	SMF-4	BASE	460.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	464.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	468.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	472.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	476.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	480.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	484.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	488.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	492.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	496.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	500.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	504.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	508.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	512.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	516.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	520.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	524.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	528.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	532.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	536.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	540.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	544.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	548.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	552.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	556.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	560.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	564.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	568.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	572.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	576.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	580.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	584.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	588.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	592.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	596.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	600.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	604.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	608.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	612.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	616.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	620.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	624.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	628.26	89.00	94.00	28140	0.00	0.00	10.496	10.495
100YR_240H	SMF-4	BASE	632.26	89.00	94.00	28140	0.00	0.00	10.496	10.495

Section 2

WQTV Results

Project: 17-0373 Legacy Park - Phase 2
WQTV Inputs

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Basins
=====

Name: POST WSHD 2A	Node: SMF-1	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh484	Peaking Factor: 484.0	
Rainfall File:	Storm Duration(hrs): 0.00	
Rainfall Amount(in): 0.000	Time of Conc(min): 18.00	
Area(ac): 16.970	Time Shift(hrs): 0.00	
Curve Number: 53.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

Name: Post WSHD 2B	Node: SMF-4	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh484	Peaking Factor: 484.0	
Rainfall File:	Storm Duration(hrs): 0.00	
Rainfall Amount(in): 0.000	Time of Conc(min): 17.00	
Area(ac): 15.310	Time Shift(hrs): 0.00	
Curve Number: 43.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

Name: POST WSHD 3C	Node: SMF-3	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh484	Peaking Factor: 484.0	
Rainfall File:	Storm Duration(hrs): 0.00	
Rainfall Amount(in): 0.000	Time of Conc(min): 6.00	
Area(ac): 11.410	Time Shift(hrs): 0.00	
Curve Number: 61.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

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Nodes
=====

Name: GWSINK	Base Flow(cfs): 0.000	Init Stage(ft): 0.000
Group: BASE		Warn Stage(ft): 1.000
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	0.000
9999.00	0.000

Name: SMF-1	Base Flow(cfs): 0.000	Init Stage(ft): 90.870
Group: BASE		Warn Stage(ft): 95.500
Type: Stage/Area		

Stage(ft)	Area(ac)
90.000	0.8230
91.000	0.8940
92.000	0.9670
93.000	1.0430
94.000	1.1210
95.000	1.2010
96.000	1.2830

Project: 17-0373 Legacy Park - Phase 2
WQTV Inputs

96.500 1.3940

Name: SMF-3 Base Flow(cfs): 0.000 Init Stage(ft): 88.810
Group: BASE Warn Stage(ft): 91.500
Type: Stage/Area

Stage(ft)	Area(ac)
88.000	0.7820
89.000	0.8560
90.000	0.9320
91.000	1.0110
92.000	1.0790
92.500	1.2040

Name: SMF-4 Base Flow(cfs): 0.000 Init Stage(ft): 89.900
Group: BASE Warn Stage(ft): 95.000
Type: Stage/Area

Stage(ft)	Area(ac)
89.000	0.6460
90.000	0.7420
91.000	0.8410
92.000	0.9410
93.000	1.0450
94.000	1.1500
95.000	1.2580

==== Percolation Links =====

Name: PERC1 From Node: SMF-1 Flow: Both
Group: BASE To Node: GWSINK Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm
Aquifer Base Elev(ft): 81.000 Perimeter 1(ft): 917.000
Water Table Elev(ft): 81.500 Perimeter 2(ft): 1231.000
*****0.000 Perimeter 3(ft): 2431.000
Horiz Conductivity(ft/day): 10.000 Distance 1 to 2(ft): 50.000
Vert Conductivity(ft/day): 7.000 Distance 2 to 3(ft): 450.000
Effective Porosity(dec): 0.250 Num Cells 1 to 2: 10
Suction Head(in): 4.170 Num Cells 2 to 3: 45
Layer Thickness(ft): 8.500

Name: PERC3 From Node: SMF-3 Flow: Both
Group: BASE To Node: GWSINK Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm
Aquifer Base Elev(ft): 82.500 Perimeter 1(ft): 828.000
Water Table Elev(ft): 83.000 Perimeter 2(ft): 1142.000
*****0.000 Perimeter 3(ft): 2818.000
Horiz Conductivity(ft/day): 8.500 Distance 1 to 2(ft): 50.000
Vert Conductivity(ft/day): 5.500 Distance 2 to 3(ft): 450.000
Effective Porosity(dec): 0.200 Num Cells 1 to 2: 10
Suction Head(in): 4.170 Num Cells 2 to 3: 45
Layer Thickness(ft): 5.000

Project: 17-0373 Legacy Park - Phase 2
WQTV Inputs

Name: PERC4 From Node: SMF-4 Flow: Both
Group: BASE To Node: GWSINK Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm
Aquifer Base Elev(ft): 80.000 Perimeter 1(ft): 1185.000
Water Table Elev(ft): 80.000 Perimeter 2(ft): 1500.000
*****0.000 Perimeter 3(ft): 1886.000
Horiz Conductivity(ft/day): 6.500 Distance 1 to 2(ft): 50.000
Vert Conductivity(ft/day): 4.250 Distance 2 to 3(ft): 450.000
Effective Porosity(dec): 0.250 Num Cells 1 to 2: 10
Suction Head(in): 4.170 Num Cells 2 to 3: 45
Layer Thickness(ft): 10.000

==== Hydrology Simulations =====

Name: WQTV
Filename: L:\2015\15-0451\Engineering\Drainage\2_Calculations\ICPR\WQTV.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Fdot-1
Rainfall Amount(in): 0.00

Time(hrs)	Print Inc(min)
30.000	5.00

==== Routing Simulations =====

Name: WQTV Hydrology Sim: WQTV
Filename: L:\2015\15-0451\Engineering\Drainage\2_Calculations\ICPR\WQTV.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 72.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
72.000	15.000

Group	Run
BASE	Yes

Project: 17-0373 Legacy Park - Phase 2
SMF-1 WQTV Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
WQTV	SMF-1	BASE	0.00	90.87	95.50	38541	0.00	0.00	0.000	0.000
WQTV	SMF-1	BASE	0.26	90.80	95.50	38309	0.00	3.10	0.000	0.033
WQTV	SMF-1	BASE	0.50	90.72	95.50	38091	0.00	3.09	0.000	0.095
WQTV	SMF-1	BASE	0.75	90.65	95.50	37864	0.00	3.07	0.000	0.159
WQTV	SMF-1	BASE	1.01	90.58	95.50	37637	0.00	3.05	0.000	0.223
WQTV	SMF-1	BASE	1.26	90.50	95.50	37409	0.00	3.03	0.000	0.286
WQTV	SMF-1	BASE	1.51	90.43	95.50	37182	0.00	3.01	0.000	0.349
WQTV	SMF-1	BASE	1.75	90.36	95.50	36964	0.00	2.99	0.000	0.409
WQTV	SMF-1	BASE	2.00	90.29	95.50	36737	0.00	2.98	0.000	0.471
WQTV	SMF-1	BASE	2.26	90.21	95.50	36509	0.00	2.96	0.000	0.533
WQTV	SMF-1	BASE	2.51	90.14	95.50	36282	0.00	2.94	0.000	0.595
WQTV	SMF-1	BASE	2.76	90.07	95.50	36054	0.00	2.92	0.000	0.656
WQTV	SMF-1	BASE	3.00	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	3.25	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	3.50	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	3.76	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	4.00	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	4.26	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	4.51	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	4.76	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	5.00	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	5.27	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	5.52	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	5.77	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	6.02	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	6.27	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	6.52	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	6.77	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	7.02	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	7.27	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	7.52	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	7.77	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	8.02	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	8.27	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	8.52	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	8.77	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	9.02	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	9.27	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	9.52	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	9.77	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	10.02	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	10.27	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	10.52	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	10.77	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	11.02	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	11.27	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	11.52	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	11.77	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	12.02	90.00	95.50	35850	0.00	0.00	0.000	0.685
WQTV	SMF-1	BASE	12.27	90.00	95.50	35850	0.00	0.00	0.000	0.685

Project: 17-0373 Legacy Park - Phase 2
SMF-3 WQTV Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
WQTV	SMF-3	BASE	0.00	88.81	91.50	36675	0.00	0.00	0.000	0.000
WQTV	SMF-3	BASE	0.26	88.75	91.50	36486	0.00	2.32	0.000	0.025
WQTV	SMF-3	BASE	0.50	88.70	91.50	36307	0.00	2.31	0.000	0.071
WQTV	SMF-3	BASE	0.75	88.64	91.50	36121	0.00	2.30	0.000	0.119
WQTV	SMF-3	BASE	1.01	88.58	91.50	35935	0.00	2.29	0.000	0.167
WQTV	SMF-3	BASE	1.26	88.52	91.50	35748	0.00	2.28	0.000	0.215
WQTV	SMF-3	BASE	1.51	88.46	91.50	35562	0.00	2.26	0.000	0.262
WQTV	SMF-3	BASE	1.75	88.41	91.50	35384	0.00	2.25	0.000	0.307
WQTV	SMF-3	BASE	2.00	88.35	91.50	35198	0.00	2.24	0.000	0.354
WQTV	SMF-3	BASE	2.26	88.29	91.50	35011	0.00	2.23	0.000	0.400
WQTV	SMF-3	BASE	2.51	88.24	91.50	34825	0.00	2.22	0.000	0.447
WQTV	SMF-3	BASE	2.76	88.18	91.50	34639	0.00	2.21	0.000	0.493
WQTV	SMF-3	BASE	3.00	88.12	91.50	34460	0.00	2.19	0.000	0.537
WQTV	SMF-3	BASE	3.25	88.07	91.50	34274	0.00	2.18	0.000	0.582
WQTV	SMF-3	BASE	3.50	88.01	91.50	34090	0.00	2.17	0.000	0.627
WQTV	SMF-3	BASE	3.76	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	4.00	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	4.26	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	4.51	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	4.76	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	5.00	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	5.27	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	5.52	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	5.77	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	6.02	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	6.27	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	6.52	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	6.77	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	7.02	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	7.27	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	7.52	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	7.77	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	8.02	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	8.27	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	8.52	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	8.77	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	9.02	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	9.27	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	9.52	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	9.77	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	10.02	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	10.27	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	10.52	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	10.77	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	11.02	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	11.27	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	11.52	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	11.77	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	12.02	88.00	91.50	34064	0.00	0.00	0.000	0.650
WQTV	SMF-3	BASE	12.27	88.00	91.50	34064	0.00	0.00	0.000	0.650

Project: 17-0373 Legacy Park - Phase 2
SMF-4 WQTV Recovery

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
WQTV	SMF-4	BASE	0.00	89.90	95.00	31903	0.00	0.00	0.000	0.000
WQTV	SMF-4	BASE	0.26	89.85	95.00	31714	0.00	1.56	0.000	0.017
WQTV	SMF-4	BASE	0.50	89.81	95.00	31535	0.00	1.55	0.000	0.048
WQTV	SMF-4	BASE	0.75	89.77	95.00	31348	0.00	1.54	0.000	0.080
WQTV	SMF-4	BASE	1.01	89.72	95.00	31161	0.00	1.53	0.000	0.112
WQTV	SMF-4	BASE	1.26	89.68	95.00	30975	0.00	1.52	0.000	0.144
WQTV	SMF-4	BASE	1.51	89.63	95.00	30788	0.00	1.51	0.000	0.176
WQTV	SMF-4	BASE	1.75	89.59	95.00	30609	0.00	1.51	0.000	0.206
WQTV	SMF-4	BASE	2.00	89.55	95.00	30422	0.00	1.50	0.000	0.237
WQTV	SMF-4	BASE	2.26	89.50	95.00	30236	0.00	1.49	0.000	0.268
WQTV	SMF-4	BASE	2.51	89.46	95.00	30049	0.00	1.48	0.000	0.299
WQTV	SMF-4	BASE	2.76	89.41	95.00	29862	0.00	1.47	0.000	0.330
WQTV	SMF-4	BASE	3.00	89.37	95.00	29683	0.00	1.46	0.000	0.359
WQTV	SMF-4	BASE	3.26	89.32	95.00	29495	0.00	1.45	0.000	0.390
WQTV	SMF-4	BASE	3.51	89.28	95.00	29310	0.00	1.44	0.000	0.419
WQTV	SMF-4	BASE	3.75	89.24	95.00	29128	0.00	1.43	0.000	0.449
WQTV	SMF-4	BASE	4.01	89.19	95.00	28933	0.00	1.42	0.000	0.480
WQTV	SMF-4	BASE	4.26	89.15	95.00	28751	0.00	1.41	0.000	0.508
WQTV	SMF-4	BASE	4.51	89.10	95.00	28569	0.00	1.41	0.000	0.537
WQTV	SMF-4	BASE	4.75	89.06	95.00	28387	0.00	1.40	0.000	0.566
WQTV	SMF-4	BASE	5.02	89.01	95.00	28192	0.00	1.39	0.000	0.596
WQTV	SMF-4	BASE	5.26	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	5.51	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	5.76	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	6.01	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	6.26	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	6.51	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	6.76	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	7.01	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	7.26	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	7.51	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	7.76	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	8.01	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	8.26	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	8.51	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	8.76	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	9.01	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	9.26	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	9.51	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	9.76	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	10.01	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	10.26	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	10.51	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	10.76	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	11.01	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	11.26	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	11.51	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	11.76	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	12.01	89.00	95.00	28140	0.00	0.00	0.000	0.610
WQTV	SMF-4	BASE	12.26	89.00	95.00	28140	0.00	0.00	0.000	0.610

Appendix B

Operation and Maintenance Requirements and
Erosion and Sedimentation Control Requirements

Operation and Maintenance Requirements

Proposed operation and maintenance and soil erosion and sediment control practices are outlined in the following paragraphs.

Stormwater Management Facilities

The man-made stormwater management facilities shall be maintained free of sediments and debris. Areas shall be inspected on a routine basis and nuisance plants shall be removed a minimum of twice annually. Grassed areas shall be mowed a minimum of 6 times per year. The natural systems shall be least disturbed as possible. Minimal maintenance is required for the natural and undisturbed areas. All basins shall be inspected monthly. Monthly documentation shall be noted based upon the inspection findings.

Erosion Control

All erosion damage at spillways, outfall structures, and along basin side slopes shall be repaired (grading and grassing) as conditions occur. All side slopes and other areas disturbed by construction shall be stabilized by sodding, hydro-mulching or other appropriate vegetative or non-vegetative erosion control measures.

Swale/Ditch

All swales, if any, shall be maintained free of debris and sediment. Sediments shall be removed when the depth has been reduced by 20 percent. Sediments removed from swales/ditches should be evenly spread over grassed areas away from the stormwater management facilities.

Culverts, Pipes and Structures

All pipes, if any, shall be inspected bi-annually. Culverts and pipes shall be maintained free of debris and sediment. Sediments removed from culverts and pipes should be evenly spread over grassed areas away from the stormwater management facilities.

The structures and paved flow lines, if any, shall be maintained clear of debris. Remove any debris and silt collected in inlets and pipes as routine inspections dictates.

Underdrains

All underdrains shall be inspected annually. Filter beds shall be maintained free of debris and sediment. Grass clippings shall be removed from the area after cutting and sod shall not be placed over filter material. Place stone or gravel over the filter material for stabilization, if necessary.

Inspection Reporting

Annual inspection reports, prepared by a properly licensed professional engineer, should be submitted to the water management district. The engineer shall inspect the site and report on the status and function of the system. Noted deficiencies and/or maintenance requirements shall be reported to the owner with recommendations for repairs. Repairs shall be executed.

Limerock/Sinkhole

If continuous limerock is encountered during excavation of the swales/basin or if a sinkhole forms in the area of a drainage swale/basin the engineer of record shall be notified by either the contractor or the established operation and maintenance entity. The engineer of record shall inspect the repaired area upon completion of the repair.

Where continuous limerock is encountered during excavation of the swales/basins, the limerock shall be over excavated by 2 feet and replaced with clayey soils that extend 2 feet beyond the perimeter of the limerock outcropping. The clayey soil shall have at least 20% passing the no. 200 sieve, compacted to 95% of standard proctor, and compacted in a wet condition with moisture 2% - 4% above optimum.

All swales/basins shall be inspected monthly for sinkhole occurrence. Should a sinkhole occur, the area shall be repaired as soon as possible. Repair shall include filling (limerock such as road base material, clay/sand mixture, or concrete if necessary). A 2-foot deep cap that extends 2 feet beyond the perimeter of the sinkhole shall be constructed with clayey soils. The clayey soil shall have at least 20% passing the no. 200 sieve, compacted to 95% of standard proctor, and compacted in a wet condition with moisture 2% - 4% above optimum. The clay soil cap shall be re-graded to prevent concentration of waters (ponding) and re-vegetated.

Operation & Maintenance Entity:

City of Alachua
P.O. Box 9
Alachua, FL 32616

Appendix C

Geotechnical Report



Engineering & Consulting, Inc.

**SUMMARY REPORT OF A
GEOTECHNICAL SITE EXPLORATION
LEGACY PARK PHASE 2**

ALACHUA, ALACHUA COUNTY, FLORIDA

GSE PROJECT NO. 12624C

**PREPARED FOR:
CITY OF ALACHUA
MARCH 2018**

Certificate of Authorization No. 27430



Engineering & Consulting, Inc.

March 29, 2018

Mr. Adam Boukari, Assistant City Manager
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Subject: Summary Report of a Geotechnical Site Exploration
Legacy Park Phase 2
Alachua, Alachua County, Florida
GSE Project No. 12624C

Dear Mr. Boukari:

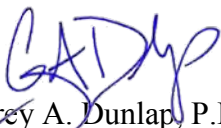
GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this summary report of a geotechnical site exploration for the above referenced project.

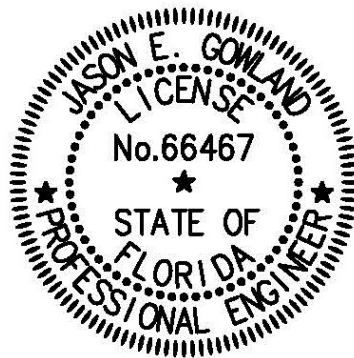
Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.


Corey A. Dunlap, P.E.
Senior Engineer
Florida Registration No. 77678



This item has been digitally signed and sealed by

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

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Certificate of Authorization No. 27430

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1. Project Site Location Map
2. Site Plan Showing Approximate Locations of Field Tests

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for Phase 2 of the proposed recreation park, Legacy Park, located in Alachua, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2018-030 dated January 22, 2018. Mr. Adam Boukari, Assistant City Manager, authorized our services on February 6, 2018.

1.2 Project Description

This project will consist of the construction of a recreation park that will include a multi-use building, recreation fields, roadways, and stormwater management facilities. The project will be located west of the existing City of Alachua recreation parks on the north side of Peggy Road in Alachua, Alachua County, Florida (Figure 1). This report is in reference to phase 2 of the project.

Mr. Travis Hastay, P.E. with CHW Professional Consultants, Inc. provided GSE with information about the project. We understand this phase of the project will consist of a new stormwater management facility (SMF) located at the south end of the site near the entrance off Peggy Road. The access roadway will connect to Peggy Road, and attach to the parking lot around the multi-use building. This roadway will be approximately 3,300 feet in length.

GSE was provided a concept showing the approximate location of the SMF and a request for proposal (RFP) dated January 19, 2018. The RFP indicated the borings should be performed per City of Alachua and Suwannee River Water Management District standards. The approximate SMF area is not known at this time; therefore, we have estimated that the pond will be similar in size to SMF-1 located adjacent to the proposed SMF and five borings will be sufficient to explore the subsurface soil conditions and provide design soil parameters at the site.

We reviewed recent aerial photographs of the site to evaluate the site accessibility. The majority of the site is open pasture; we do not foresee any access constraints.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with stormwater management facility designs.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. Our exploration consisted of performing five (5) auger borings to depths of 15 to 30 feet bls in the area of the proposed stormwater management facility (SMF).

The soil borings were performed at the approximate locations as shown on Figure 2. The area of the proposed SMF was estimated to be similar to SMF-1 locate adjacent to the proposed SMF. The borings were located at the site using the provided site plan, aerial photograph, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed on March 21, 2018.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of five (5) percent soil fines passing the No. 200 sieve determinations, five (5) natural moisture content determinations, and three (3) constant head hydraulic conductivity tests. These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.2.

3.0 FINDINGS

3.1 Surface Conditions

Mr. Craig Brannon with GSE visited the site on March 20, 2018 to observe the site conditions and mark the boring locations.

The site is open with grass cover. The site is bordered by Peggy Road to the south.

The topography at the overall site is moderately sloping down toward the southeast from the northwest. There appears to be a valley running generally in the west northwest to east southeast direction just north of the recently constructed location. The highest location is located at the top of the hill in the west central portion of the site. Regional topography is gently to moderately sloping. The High Springs USGS Topographic Map indicates the ground surface elevations at the site are near elevations 90 to 150 feet¹ NAVD88. This is generally consistent with the topographic information provided by CHW.

3.2 Subsurface Conditions

The locations of the auger borings are provided on Figure 2. Complete logs for the borings are provided in Section 5.1. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger borings located in the proposed SMF encountered sand with silt and poorly graded sand (SP-SM, SP) to depths of 10 to 15 feet bls. This was generally underlain at locations P-1, P-2, and P-3 by clayey sand, very clayey sand, sandy clay, and clay with sand (CL/CH) to the boring termination depths of 15 and 30 feet bls. Trace limestone appeared intermittently throughout the clay-rich soils.

The groundwater table was not encountered in the auger borings at the time of our exploration.

3.3 Review of Published Data

The site of the proposed SMF is mapped as two soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County². The following soil descriptions are from the Soil Survey.

Arredondo fine sand, 5 to 8 percent slopes - This sloping, well drained soil is in small areas on sharp breaking slopes and in relatively large areas on long slopes of the uplands. The areas vary from about 5 to 40 acres.

Typically, the surface layer is dark grayish brown fine sand about 5 inches thick. The subsurface layer is yellowish brown fine sand to a depth of 65 inches. The yellowish brown subsoil extends to a depth of 88 inches or more. The upper 6 inches is sandy loam, and the lower 17 inches is sandy clay loam.

¹ United States Geological Survey, High Springs Quadrangle, 2012.

² Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Included with this soil in mapping are small areas of Gainesville, Kendrick, and Millhopper soils. In a few mapped areas are small depressions where the soils have a black surface layer 8 to 24 inches thick over a yellowish brown to grayish brown sandy or loamy subsurface layer and subsoil. A few areas include Arredondo soils that have slopes of 0 to 5 percent or 8 to 12 percent. Siliceous limestone boulders and sinkholes are in some places and are shown by the appropriate map symbol. Total included areas are about 20 percent.

In this Arredondo soil, the available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the sandy surface and subsurface layers and moderately slow in the loamy subsoil. Natural fertility is low in the sandy upper 65 inches and medium in the finer textured layers below. Organic matter content is low. The water table is more than 72 inches below the surface. Surface runoff is slow.

Fort Meade fine sand, 0 to 5 percent slopes. This nearly level to gently sloping, well drained soil is in both small and large areas on the gently rolling uplands. The areas are mostly irregular in shape and range from about 10 to 400 acres.

Typically, the surface layer is fine sand about 14 inches thick. The upper 10 inches is very dark brown, and the lower 4 inches is very dark grayish brown. The underlying layer is fine sand to a depth of 80 inches or more. In sequence from the top, the upper 20 inches is dark brown; the next 9 inches is dark yellowish brown; the next 28 inches is yellowish brown; and the lower 14 inches is dark brown.

Included with this soil in mapping are small areas of Arredondo, Gainesville, Kendrick, and Millhopper soils. Also included are small areas of soils which are similar to the Fort Meade soil but which have only 6 to 10 inches of a very dark gray or very dark grayish brown surface layer over a fine sand or loamy sand underlying layer. Total included areas are less than 15 percent.

In this Fort Meade soil, the available water capacity is low to medium. The permeability is rapid. The natural fertility is low. Organic matter content of the surface layer is moderately low to high. Surface runoff is slow. The water table is more than 72 inches below the surface.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, and hydraulic conductivity. Samples selected for laboratory testing were collected at depths ranging from 2 to 17 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.2.

The laboratory tests indicate the tested soils consist of poorly graded sand, sand with silt, silty sand, and very clayey sand. The tested sand and sand with silt (SP, SP-SM) contains approximately 3.9 to 8.0 percent soil fines passing the No. 200 sieve with natural moisture contents of about 7.1 to 8.9 percent. The tested silty sand (SM) contains approximately 22 percent soil fines passing the No. 200 sieve with a natural moisture content of about 16 percent. The tested clayey to very clayey sand (SC) contains approximately 30 percent soil fines passing the No. 200 sieve with a natural moisture content of 21 percent.

The constant head hydraulic conductivity test results indicate the near-surface sand and sand with silt have hydraulic conductivity values of 5.7 to 14 feet per day. Tests were not conducted on the deeper clay-rich soils due to the limitations of the test method on soils having moderate to high fines content, but these soils are expected to have permeability values at least one order of magnitude lower than the sandy soils.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with stormwater management facility design as well as our general site preparation guidelines.

4.2 Groundwater

The groundwater table was not encountered in the borings at the time of our exploration. However, you should expect water to perch on top of the clay-rich soils after periods of heavy and seasonal rainfall. The perched seasonal high groundwater level is indicated on the individual boring logs.

4.3 Stormwater Management Recommendations

The soil conditions at the stormwater management facilities vary. The soils encountered at the location of the proposed stormwater management facility (SMF) generally consist of sand with silt and poorly graded sand (SP-SM, SP) to depths of 10 to 15 feet bls. This was generally underlain at locations P-1, P-2, and P-3 by clayey sand, very clayey sand, sandy clay, and clay with sand (CL/CH) to the boring termination depths of 15 and 30 feet bls. Trace limestone appeared intermittently throughout the clay-rich soils.

The water table was not encountered in the auger borings at the time of our exploration. We anticipate the seasonal high groundwater table to be perched on the clay-rich soils at the site.

The laboratory permeability tests indicate the near-surface sand with silt and sand have hydraulic conductivity values of 5.7 to 14 feet per day. The underlying very clayey sand, sandy clay, clay with sand, and clay are expected to be confining soils.

Based upon our findings and test results, our recommended soil parameters for the stormwater management design in the explored area is presented below. The recommended parameters consider the results of the permeability tests, wash 200 determinations, and our experience with these types of soils. The parameters below do not consider a factor of safety.

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) greater than 15 feet bls*.
2. Unsaturated vertical infiltration rate of 8.5 feet per day.
3. Horizontal hydraulic conductivity equal to 13 feet per day.

4. Specific yield (fillable porosity) of 25 percent.
5. Average seasonal high groundwater table depth 15 feet bls.

*Previous borings at this site did not encounter clay-rich confining soils within the 100 feet bls explored and typically the confining soils are greater than 15 feet bls.

4.4 Fill Suitability

The majority of the soils that will be excavated from this site are expected to be the surficial sand and sand with silt (SP, SP-SM) located at the site. These soils are considered suitable for use as structural fill so long as they do not contain any deleterious materials.

The deeper sand with clay (SP-SC) and clayey sand (SC) can also be used as structural fill, but these soils are a less desirable source of fill because they are more moisture sensitive and more difficult to work and compact. If you wish to use the on-site clayey and silty sand soils we recommend they contain less than 30 percent soil fines (Passing the No. 200 sieve) with a Plasticity Index less than 15 and Liquid Limit less than 40. Mixing of soils with higher fines content with those with less fines content may increase their overall workability.

The deeper very clayey sand (SC), sandy clay (CH), clay with sand (CH), and clay (CH) soils containing greater than 30 percent fines is not considered a suitable source of structural fill.

When using on-site soils as fill materials, we recommend the clayey sand soils (SP-SC, SC) be used in the lower depths of the fill. Sand with silt (SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the clayey sand materials.

5.0 FIELD DATA

5.1 Auger Boring Logs



GSE Engineering & Consulting, Inc.
 5590 SW 64th Street, Suite B
 Gainesville, Florida 32608
 Telephone: (352) 377-3233
 Fax: (352) 377-0335

CLIENT City of Alachua

PROJECT NAME Legacy Park Phase 2

PROJECT NUMBER 12624C

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 3/21/2018 **BORING NUMBER P-1**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 12.5 feet

NOTES

DATE PERFORMED 3/21/2018 **BORING NUMBER P-2**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 11.0 feet

NOTES

AB 2 PORTRAIT - GINT STD US.GDT - 3/29/18 14:52 - Q:\PROJECTS\12624C LEGACY PARK PHASE 2\12624C BORINGS\12624C BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0				0			
		AU 1	(SP-SM) Brown SAND with silt			AU 1	(SP-SM) Dark brown SAND with silt
			2.0				2.0
		AU 2	(SP) Brown and orange SAND			AU 2	(SP-SM) Orange and brown SAND with silt
5				5		AU perm	%PASS - 200 = 6.5 MC = 8.9 $k_h = 5.7 \text{ ft/day}$
		AU 3					
10				10			
		AU 4	(SC) Brown and orange very clayey SAND with trace limestone			AU 3	(SC) Gray and orange clayey SAND
			▽ %PASS - 200 = 30 MC = 21				11.5
		AU 5	(CL/CH) Orange and green sandy CLAY			AU 4	(CL/CH) Orange and green CLAY with sand and trace limestone
15				15			
			Bottom of borehole at 15.0 feet.				Bottom of borehole at 15.0 feet.

(Continued Next Page)



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CLIENT City of Alachua

PROJECT NAME Legacy Park Phase 2

PROJECT NUMBER 12624C

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 3/21/2018 **BORING NUMBER P-3**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 20.0 feet

NOTES _____

DATE PERFORMED 3/21/2018 **BORING NUMBER P-4**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH >15 feet

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0				0			
		AU 1	(SP-SM) Dark brown SAND with silt			AU 1	(SP-SM) Brown and orange SAND with silt
		AU 2	(SP-SM) Brown and orange SAND with silt				
5				5		AU 2	
						AU perm	%PASS - 200 = 8.0 MC = 8.8 $k_h = 13^{ft}/day$
10		AU 3		10		AU 3	
15				15			
		AU 4	(SM) Light brown and gray silty SAND			AU 4	Bottom of borehole at 15.0 feet.
			%PASS - 200 = 22 MC = 16				
20							
		AU 5	(SC/CH) Gray very clayey SAND with trace limestone				
25							
		AU 6	(CL/CH) Light green and gray sandy CLAY				
30							
			Bottom of borehole at 30.0 feet.				

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(Continued Next Page)



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CLIENT City of Alachua

PROJECT NAME Legacy Park Phase 2

PROJECT NUMBER 12624C

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 3/21/2018 **BORING NUMBER P-5**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH >15 feet

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown SAND with silt
			2.5
		AU 2	(SP) Orange and brown SAND
5			
		AU perm	$\%PASS - 200 = 3.9$ $MC = 7.1$ $k_h = 14 \frac{ft}{day}$
10			
			14.0
15		AU 3	(SP) Light brown SAND
			15.0
			Bottom of borehole at 15.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 3/29/18 14:52 - Q:\PROJECTS\12624C LEGACY PARK PHASE 2\12624C BORINGS\12624C BORINGS.GPJ

5.2 Laboratory Results



Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 12624C

Project Name: Legacy Park Phase 2

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
P-2	2-3	Orange and Brown SAND with Silt	8.9				6.5		5.7	SP-SM
P-4	7-9	Brown and Orange SAND with Silt	8.8				8.0		13	SP-SM
P-5	5-8	Orange and Brown SAND	7.1				3.9		14	SP
P-1	10-11	Brown and Orange Very Clayey SAND with Trace Limestone	21				30			SC
P-3	16-17	Light Brown and Gray Silty SAND	16				22			SM

5.3 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME	
				GRAPHIC	LETTER		
COARSE-GRAINED SOILS	Gravels	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3$		GW	Well graded GRAVEL	
		More than 50% retained on No. 200 sieve	Less than 5% fines	$Cu < 4$ and/or $1 > Cc > 3$		GP	Poorly graded GRAVEL
			Gravels with fines	Fines classify as ML or MH		GM	Silty GRAVEL
			More than 12% fines	Fines classify as CL or CH		GC	Clayey GRAVEL
	Sands	Clean Sands	$Cu \geq 6$ and $1 \leq Cc \leq 3$		SW	Well graded SAND	
		50% or more of coarse fraction passes No. 4 sieve	Less than 5% fines	$Cu < 6$ and/or $1 > Cc > 3$		SP	Poorly graded SAND
			Sand with fines	Fines classify as ML or MH		SP-SM	SAND with silt
			$5\% \leq \text{fines} < 12\%$	Fines classify as CL or CH		SP-SC	SAND with clay
		Sand with fines	Fines classify as ML or MH		SM	Silty SAND	
		$12\% \leq \text{fines} < 30\%$	Fines classify as CL or CH		SC	Clayey SAND	
		Sand with fines	Fines classify as ML or MH		SM	Very silty SAND	
		30% fines or more	Fines classify as CL or CH		SC	Very clayey SAND	
	FINE-GRAINED SOILS	Clays	inorganic	$50\% \leq \text{fines} < 70\%$		CL/CH	Sandy CLAY
				$70\% \leq \text{fines} < 85\%$		CL/CH	CLAY with sand
$\text{fines} \geq 85\%$					CL/CH	CLAY	
Silts and Clays		inorganic	PI > 7 and plots on/above "A" line		CL	Lean CLAY	
			PI < 4 or plots below "A" line		ML	SILT	
Liquid Limit less than 50		organic	Liquid Limit - oven dried	< 0.75		OL	Organic clay
			Liquid Limit - not dried			OL	Organic silt
Silts and Clays		inorganic	PI plots on or above "A" line		CH	Fat CLAY	
			PI plots below "A" line		MH	Elastic SILT	
Liquid Limit 50 or more		organic	Liquid Limit - oven dried	< 0.75		OH	Organic clay
	Liquid Limit - not dried				OH	Organic silt	
HIGHLY ORGANIC SOILS		Primarily organic matter, dark in color, and organic odor			PT	PEAT	

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

No. OF BLOWS, N	RELATIVE DENSITY		No. OF BLOWS, N	CONSISTENCY
0 - 4	Very Loose		0 - 2	Very Soft
5 - 10	Loose		3 - 4	Soft
SANDS: 11 - 30	Medium dense	SILTS &	5 - 8	Firm
31 - 50	Dense	CLAYS:	9 - 15	Stiff
OVER 50	Very Dense		16 - 30	Very Stiff
			31 - 50	Hard
			OVER 50	Very Hard

No. OF BLOWS, N	RELATIVE DENSITY
0 - 8	Very Soft
9 - 18	Soft
LIMESTONE: 19 - 32	Moderately Hard
33 - 50	Hard
OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location
of SPT
Sample



Location
of Auger
Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:	Greater than 300 mm
COBBLES:	75 mm to 300 mm
GRAVEL:	Coarse - 19.0 mm to 75 mm
	Fine - 4.75 mm to 19.0 mm
SANDS:	Coarse - 2.00 mm to 4.75 mm
	Medium - 0.425 mm to 2.00 mm
	Fine - 0.075 mm to 0.425 mm
SILTS & CLAYS:	Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger and SPT borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

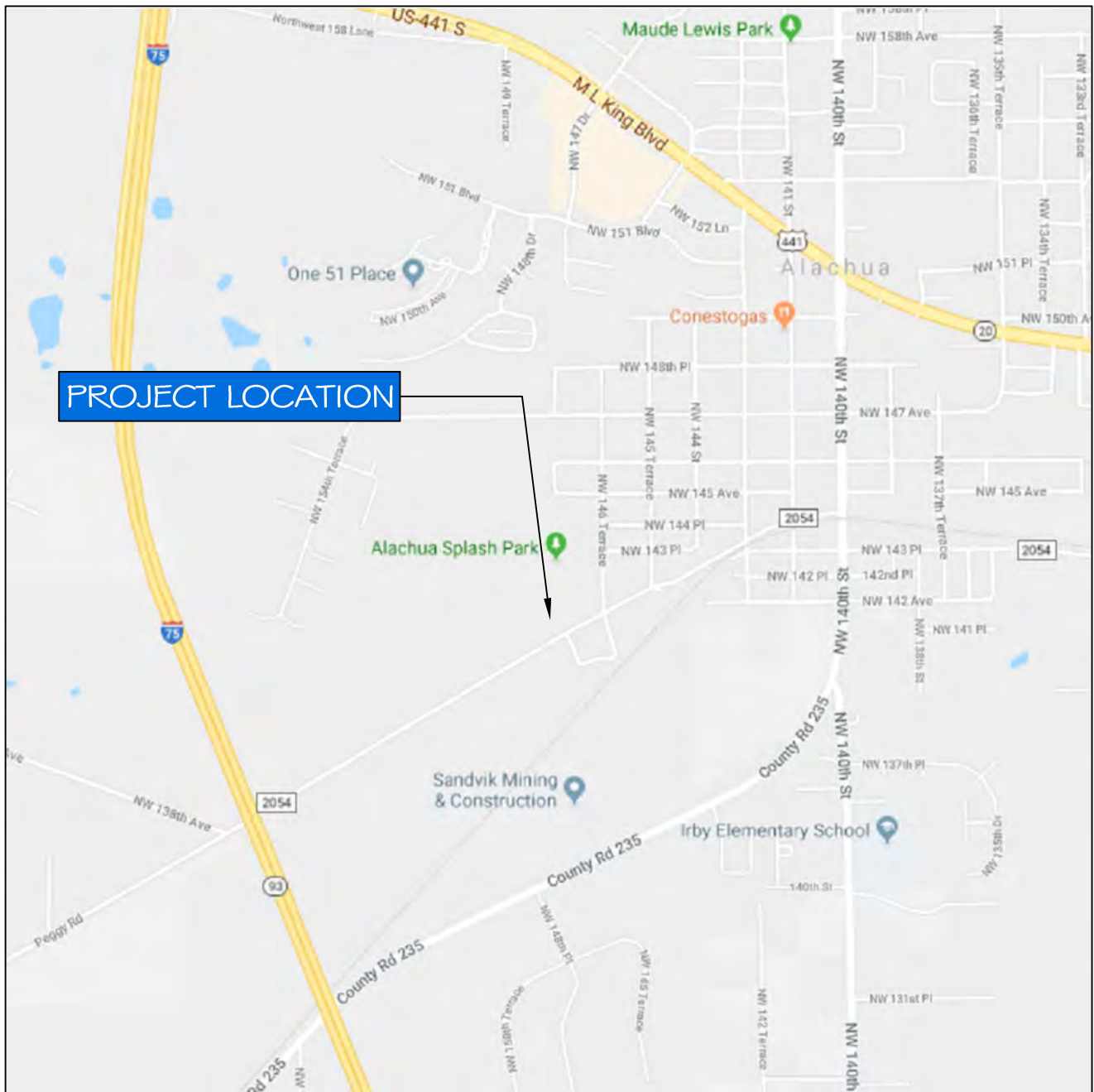
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



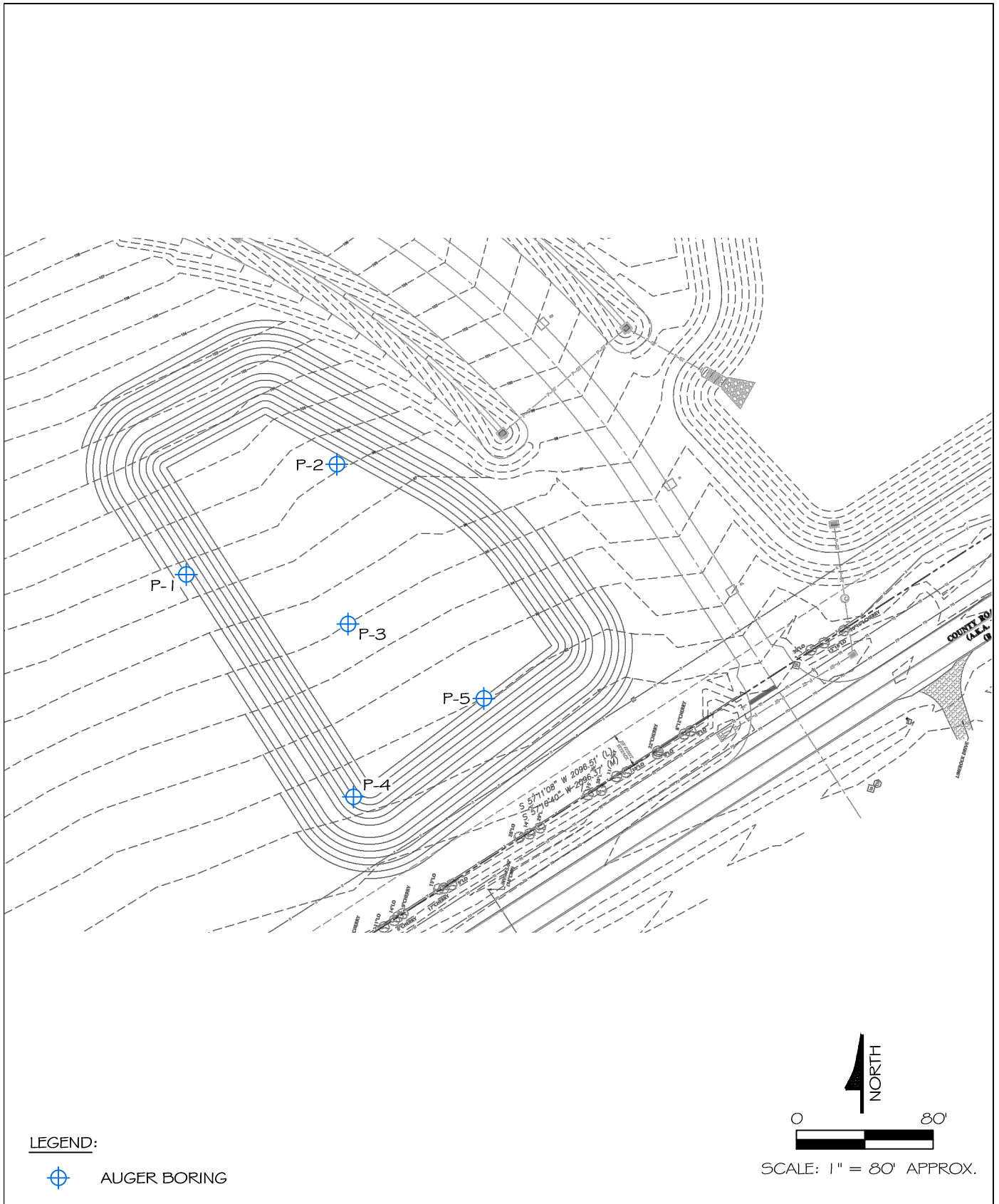
LEGACY PARK PHASE 2
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 12624C

PROJECT SITE LOCATION MAP

DESIGNED BY : JEG
CHECKED BY : KLH
DRAWN BY : EEW



FIGURE
1



LEGACY PARK PHASE 2 ALACHUA, ALACHUA COUNTY, FLORIDA GSE PROJECT NO. 12624C	SITE PLAN SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS		
	DESIGNED BY : JEG CHECKED BY : KLH DRAWN BY : JBN		FIGURE 2



Engineering & Consulting, Inc.

**SUMMARY REPORT OF AN
ADDITIONAL GEOTECHNICAL SITE EXPLORATION
LEGACY PARK PHASE I**

ALACHUA, ALACHUA COUNTY, FLORIDA

GSE PROJECT NO. 12624A

**PREPARED FOR:
CHW PROFESSIONAL CONSULTANTS
MARCH 2016**

Certificate of Authorization No. 27430



Engineering & Consulting, Inc.

March 16, 2016

Monique Heathcock, P.E., LEED AP
CHW Professional Consultants
132 NW 76th Drive
Gainesville, FL 32607

Subject: Summary Report of an Additional Geotechnical Site Exploration
Legacy Park Phase I
Alachua, Alachua County, Florida
GSE Project No. 12624A

Dear Ms. Heathcock:

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this summary report of an additional geotechnical site exploration for the above referenced project.

Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs. This report incorporates the previous findings and recommendations with the most recent exploration and recommendations.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

A handwritten signature in blue ink that reads "Brooklyn A. Perry".

Brooklyn A. Perry, E.I.
Staff Engineer

A handwritten signature in blue ink that reads "Jason E. Gowland". Below the signature is the date "3/16/16".

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

BAP/JEG:ldj
Z:\Projects\12624A Legacy Park Phase I\12624A.doc

Distribution: Addressee (1)
File (1)

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1. Project Site Location Map
2. Site Plan Showing Approximate Locations of Field Tests

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this additional geotechnical exploration for Phase I of the proposed recreation park, Legacy Park, located in Alachua, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2015-319B dated February 12, 2016. Ms. Monique Heathcock, P.E., Director of Engineering and Planning at CHW Professional Consultants, authorized our services on February 23, 2016.

1.2 Project Description

This project will consist of the construction of a recreation park that will include a multi-use building, recreation fields, roadways, and stormwater management facilities. The project will be located west of the existing City of Alachua recreation parks on the north side of Peggy Road in Alachua, Alachua County, Florida (Figure 1).

CHW Professional Consultants (CHW) provided information about the project. The multi-use building will be single story, high wall steel frame construction with interior concrete masonry unit (CMU) partition walls and possibly exterior CMU walls that infill between the column points. The structure will have an area of approximately 35,600 square feet. Structural loads have not been provided, but are expected to be on the order of 50 to 75 kips for columns and 2 to 3 kips per foot for CMU walls. Site grading at the building location has not yet been finalized, but the area of the proposed building slopes moderately to steeply down to the east from approximately elevation 118 to elevation 100. We understand a finished floor elevation of 114 feet is being considered that will require both cutting and filling of the building site to establish the finished floor elevation.

The access roadway will connect to Peggy Road, and attach to the parking lot around the multi-use building. This roadway will be approximately 3,300 feet in length.

During our previous field exploration, the locations of some of the stormwater management facilities changed. This report incorporated the findings of the borings performed within the new stormwater management facility locations.

CHW provided a site plan of the recreation park. A recent aerial photograph of the site was also obtained. The site plan and aerial photograph were used in preparation of this exploration and report.

GSE was also provided a copy of an SDII Global Corporation (SDII) report dated March 21, 2007. This report was authored by Messrs. Kenneth L. Hill, P.E. and Joakim B. Nordqvist, P.E. (formerly with SDII and currently with GSE). The data and general recommendations within this report were reviewed as part of this evaluation.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. Our previous exploration consisted of performing eight (8) Standard Penetration Test (SPT) borings to depths of 30 feet below land surface (bls) and three (3) auger borings to depths of 10 feet bls in the area of the proposed building, thirteen (13) auger borings to depths of 10 feet bls within the proposed roadways and parking areas, and seventeen (17) auger borings to depths of 15 feet bls in the areas of the proposed stormwater management facilities (SMF).

This most recent exploration consisted of eight (8) auger borings to depths of 15 to 30 feet gbls within the current SMF locations.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, aerial photograph, and obvious site features as reference. The boring locations should be considered approximate. The previous soil borings were performed from January 4 through 6, 2016. The most recent borings were performed February 25, 2016.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Standard Penetration Test Borings

The soil borings were performed with a drill rig employing flight auger drilling techniques and Standard Penetration Testing (SPT) in accordance with ASTM D1586. The SPTs were performed continuously to 10 feet and at 5-foot intervals thereafter. Soil samples were obtained at the depths where the SPTs were performed. The soil samples were classified in the field, placed in sealed containers, and returned to our laboratory for further evaluation.

After drilling to the sampling depth and flushing the borehole, the standard two-inch O.D. split-barrel sampler was seated by driving it 6 inches into the undisturbed soil. Then the sampler was driven an additional 12 inches by blows of a 140-pound hammer falling 30 inches. The number of blows required to produce the next 12 inches of penetration were recorded as the penetration resistance (N-value). These values and the complete SPT boring logs are provided in Section 5.2.

Upon completion of the sampling, the boreholes were abandoned in accordance with Water Management District guidelines.

2.4 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing.

The previous laboratory tests consisted of fourteen (14) percent soil fines passing the No. 200 sieve determinations, fourteen (14) natural moisture content determinations, three (3) Atterberg Limits tests, and five (5) constant head hydraulic conductivity tests. These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.3.

Two (2) Modified Proctor maximum dry density tests, percent fines passing the No. 200-sieve determinations, optimum moisture content tests, and Limerock Bearing Ratio (LBR) tests were performed on selected grab samples.

The most recent laboratory tests consisted of eight (8) percent soil fines passing the No. 200 sieve determinations, eight (8) natural moisture content determinations, and four (4) constant head hydraulic conductivity tests.

The previous and most recent test results are provided in Section 5.3.

3.0 FINDINGS

3.1 Surface Conditions

Mr. John C. Newcombe, E.I. with GSE visited the site on December 23, 2015 to observe the site conditions and mark the previous boring locations. Mr. Dean Snyder marked the most recent boring locations on February 23, 2016.

The site is open with grass cover and some small to large trees located along the perimeter and running east to west through the center of the site. The site is bordered by Peggy Road to the south.

The topography at the site is moderately sloping down toward the southeast from the northwest. There appears to be a valley running generally in the west northwest to east southeast direction just north of the proposed building location. The highest location is located at the top of the hill in the west central portion of the site. Regional topography is gently to moderately sloping. The High Springs USGS Topographic Map indicates the ground surface elevations at the site are near elevations 90 to 150 feet¹ NAVD88. This is generally consistent with the topographic information provided by CHW.

3.2 Subsurface Conditions

The locations of the auger and SPT borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1 and 5.2. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger borings located in the proposed roadways and parking areas encountered sand with silt and sand with clay (SP-SM, SP-SC) to depths of 5 to 10 feet bls. This was generally underlain by sandy clay, clay with sand, and clay (CL/CH) with interbedded layers of clayey sand (SC) to the boring termination depths of 10 feet bls.

The previous auger borings located within the SMF-4 which is now indicated as SMF-1 indicate a somewhat consistent soil profile. The borings generally encountered sand with silt, sand with clay, and silty sand with clay (SP-SM, SP-SC, SM-SC) to the boring termination depths of 15 feet bls. A deeper 30 foot bls boring was performed within SMF-1 to further evaluate the subsurface soil conditions at this SMF location. This boring generally encountered similar near surface soils conditions as the previous borings which encountered surficial sand with silt (SP-SM) in the upper 2 feet bls followed by sand with clay (SP-SC) to a depth of approximately 16 feet bls. Sandy clay (CL/CH) was encountered from approximately 16 feet bls to approximately 26 feet bls overlying clayey sand to the 30 feet boring termination depth.

The remaining auger borings performed at the previously proposed stormwater management facility locations in the northern and central portions of the site generally encountered 1 to 9 feet of sand with silt and sand with clay (SP-SM, SP-SC) overlying clayey sand (SC), clay with sand, and clay (CL/CH) to the boring termination depths of 15 feet bls.

¹ United States Geological Survey, High Springs Quadrangle, 2012.

The most recent borings performed in the SMF-2 and SMF-3 locations generally encountered surficial sand with silt, sand with clay, and silty sand with clay (SP-SM, SP-SC, SM-SC) to depths of 4 to the 15 feet boring termination depths in some borings overlying interbedded layers of clay sand, very clayey sand, and sandy clay to clay with sand (SC, CL/CH) to the 30 feet bls maximum boring termination depth.

The SPT and auger borings located in the area of the proposed building indicate the soils across these areas are relatively consistent. The borings generally penetrated sand with silt and sand with clay (SP-SM, SP-SC) to depths of 4.5 feet bls to 22 feet bls. This is underlain by clayey to very clayey sand (SC) and interbedded with clay and clay with sand (CH) to the SPT boring termination depths of 30 feet bls. Borings B-2 and B-3 encountered limestone at depths of 24 feet bls and 26 feet bls, respectively, to the boring termination depths.

The surficial layer of sand with silt and sand with clay (SP-SM, SP-SC) encountered in the SPT borings is generally in a very loose to loose condition with N-values ranging from 1 to 9 blows per foot. The underlying clayey to very clayey sand (SC) is generally in a loose to medium dense condition with N-values ranging from 6 to 25 blows per foot. The clay-rich soils (CH) encountered are generally in a firm to very stiff condition with N-values ranging from 7 to 18 blows per foot. The limestone encountered in borings B-2 and B-3 are in a very hard condition with N-values consisting of 50 blows per 2 inches of penetration and 97 blows per 9 inches of penetration, respectively.

Weight-of-hammer strength materials were encountered in SPT borings B-3, B-4, B-7, and B-8 within the surficial sandy soils. These isolated events are consistent with native, very loose near-surface sand deposits common in this area of Alachua County.

A perched groundwater table was encountered at a depth of approximately 14 feet bls at boring location P-18. The groundwater table was not encountered in the remaining auger and SPT borings at the time of our exploration(s).

3.3 Review of Published Data

The site is mapped as nine soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County². The central portion of the site is mapped as Arredondo fine sand, 5 to 8 percent slopes. The northern portion of the site is mapped as a combination of Fort Meade fine sand, 0 to 5 percent slopes; Millhopper sand, 0 to 5 percent slopes; Bivans sand, 5 to 8 percent; and Lochloosa fine sand, 5 to 8 percent slopes. The western portion of the site is mapped as a combination of Lochloosa fine sand, 5 to 8 percent slopes; Millhopper sand, 0 to 5 percent slopes; and Norfolk loamy fine sand, 2 to 5 percent fines. The southern portion of the site is mapped as Fort Meade fine sand, 0 to 5 percent slopes. The following soil descriptions are from the Soil Survey.

Arredondo fine sand, 5 to 8 percent slopes - This sloping, well drained soil is in small areas on sharp breaking slopes and in relatively large areas on long slopes of the uplands. The areas vary from about 5 to 40 acres.

Typically, the surface layer is dark grayish brown fine sand about 5 inches thick. The subsurface layer is yellowish brown fine sand to a depth of 65 inches. The yellowish brown subsoil extends

² Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

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to a depth of 88 inches or more. The upper 6 inches is sandy loam, and the lower 17 inches is sandy clay loam.

Included with this soil in mapping are small areas of Gainesville, Kendrick, and Millhopper soils. In a few mapped areas are small depressions where the soils have a black surface layer 8 to 24 inches thick over a yellowish brown to grayish brown sandy or loamy subsurface layer and subsoil. A few areas include Arredondo soils that have slopes of 0 to 5 percent or 8 to 12 percent. Siliceous limestone boulders and sinkholes are in some places and are shown by the appropriate map symbol. Total included areas are about 20 percent.

In this Arredondo soil, the available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the sandy surface and subsurface layers and moderately slow in the loamy subsoil. Natural fertility is low in the sandy upper 65 inches and medium in the finer textured layers below. Organic matter content is low. The water table is more than 72 inches below the surface. Surface runoff is slow.

Fort Meade fine sand, 0 to 5 percent slopes. This nearly level to gently sloping, well drained soil is in both small and large areas on the gently rolling uplands. The areas are mostly irregular in shape and range from about 10 to 400 acres.

Typically, the surface layer is fine sand about 14 inches thick. The upper 10 inches is very dark brown, and the lower 4 inches is very dark grayish brown. The underlying layer is fine sand to a depth of 80 inches or more. In sequence from the top, the upper 20 inches is dark brown; the next 9 inches is dark yellowish brown; the next 28 inches is yellowish brown; and the lower 14 inches is dark brown.

Included with this soil in mapping are small areas of Arredondo, Gainesville, Kendrick, and Millhopper soils. Also included are small areas of soils which are similar to the Fort Meade soil but which have only 6 to 10 inches of a very dark gray or very dark grayish brown surface layer over a fine sand or loamy sand underlying layer. Total included areas are less than 15 percent.

In this Fort Meade soil, the available water capacity is low to medium. The permeability is rapid. The natural fertility is low. Organic matter content of the surface layer is moderately low to high. Surface runoff is slow. The water table is more than 72 inches below the surface.

Millhopper sand, 0 to 5 percent slopes – This nearly level to gently sloping, moderately well drained soil is in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. The areas are variable in size. They range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 9 inches thick. The subsurface layer is sand or fine sand about 49 inches thick. The upper 17 inches is yellowish brown, the next 22 inches is light yellowish brown, and the lower 10 inches is very pale brown. The subsoil extends to a depth of 89 inches. The upper 6 inches is yellowish brown loamy sand that has grayish and brownish mottles; the next 22 inches is light gray, mottled sandy clay loam; and the lower 3 inches is light gray, mottled sandy loam.

Included with this soil in mapping are small areas of Arredondo, Bonneau, Fort Meade, Gainesville, Kanapaha, Lochloosa, and Sparr soils. Siliceous limestone boulders and small sinks are within some delineations. Small areas of Millhopper soils that have 5 to 8 percent slopes are

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also included. About 25 acres mapped as this Millhopper soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent or less.

This Millhopper soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and is low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers, moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural fertility is low. Organic matter content is low to moderately low.

Bivans sand, 5 to 8 percent slopes – This is a sloping, poorly drained soil on short breaking slopes and along hillsides of the uplands. The areas are irregular and elongated in shape. They range from about 5 to 40 acres.

Typically, the surface layer is dark gray sand about 5 inches thick. The subsurface layer is light brownish gray sand about 5 inches thick. It has a few nodules of ironstone and fragments of phosphatic limestone. The subsoil extends to a depth of 59 inches. The upper 20 inches is gray sandy clay and a few nodules of ironstone and fragments of phosphatic limestone. The next 29 inches is gray, mottled sandy clay. Between depths of 59 and 80 inches, the underlying material is gray, mottled sandy clay.

Included with this soil in mapping are small areas of Blichton, Boardman, Lochloosa, and Wacahoota soils. Small areas of soils that are similar to Bivans soils but that have a very dark gray or black loamy sand surface layer 8 to 12 inches thick over a sandy clay loam subsoil are also included in some areas. Small areas of Bivans soil that have slopes of 2 to 5 percent are included. Total included areas are about 15 percent or less.

In this Bivans soil, the subsurface layer and upper part of the subsoil are saturated by a perched water table for 1 to 3 months during most years. Wetness is caused mainly by hillside seepage. Surface runoff is rapid. The available water capacity is low to medium. Permeability is moderate to moderately rapid in the surface and subsurface layers. It is very slow to slow in the subsoil. Natural fertility is low to medium, and the organic matter content is moderately low to moderate in the surface layer.

Lochloosa fine sand, 5 to 8 percent slopes. - This sloping, somewhat poorly drained soil is in relatively small areas on sharp breaking slopes and along long, narrow slopes of the upland. The areas are mostly irregular or elongated in shape and range from about 10 to 50 acres.

Typically, the surface layer is grayish brown fine sand about 5 inches thick. The subsurface layer is light yellowish brown, mottled fine sand to a depth of 25 inches. The subsoil extends to a depth of 67 inches. The upper 5 inches is yellowish brown, mottled sandy loam; the next 5 inches is mottled light yellowish brown and gray sandy clay loam; and the lower 32 inches is gray mottled sandy clay loam. Between depths of 67 to 80 inches, the underlying material is gray, mottled sandy clay and fine pockets of sandy loam and sandy clay loam.

Included with this soil are small areas of Blichton, Kendrick, Micanopy, and Norfolk soils. Also included are small areas of soils that are similar to Lochloosa soils in drainage and texture but have a subsoil less than 20 inches below the surface. Small areas of Lochloosa soils that have 2 to 5 percent slopes are included. Small moderately eroded spots are in some areas. Rock outcrops

and sinkholes are in some areas and are shown by appropriate symbols. Total included areas are about 20 percent.

This Lochloosa soil has a water table that is about 30 to 50 inches below the surface for 1 to 3 months during most years. The water table may be at a depth of 20 to 30 inches for 1 to 3 weeks. Wetness is caused by hillside seepage. Surface runoff is medium on this soil. The available water capacity is low in the sandy surface layer and medium in the subsoil. Permeability is rapid in the surface and subsurface layers, moderate in the upper part of the subsoil, and slow in the lower part. Natural fertility is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Organic matter content is low in the surface layer.

Norfolk loamy fine sand, 2 to 5 percent slopes – This gently sloping, well drained soil is in relatively small areas on the rolling uplands. Slopes are slightly convex. The areas are irregular in shape and range from about 10 to 50 acres.

Typically, the surface layer is dark grayish brown loamy fine sand about 9 inches thick. The subsoil extends to a depth of 62 inches. The upper 6 inches is yellowish brown fine sandy loam; the next 26 inches is dark yellowish brown sandy clay loam; the next 14 inches is dark yellowish brown sandy clay, and the lower 7 inches is dark yellowish brown clay that has gray mottles. Between depths of 62 and 80 inches, the underlying material is light gray, mottled clay.

Included with this soil in mapping are small areas of Bivans, Kendrick, Lochloosa, and Micanopy soils. Included in some areas are small areas of Norfolk soils that have slopes of 0 to 2 percent and 5 to 8 percent. Limestone boulders and sinkholes are in some areas and are shown by appropriate symbols. Total included areas are about 15 percent.

This Norfolk soil has a water table that is at a depth of about 48 to 72 inches for 1 to 3 months during most years. Surface runoff is medium. The available water capacity is low in the surface layer and medium to high in the subsoil. Permeability is rapid in the surface layer, moderately slow to moderate in the upper part of the subsoil, and very slow to slow in the lower part. Natural fertility is low in the sandy surface and subsurface layers and medium in the sandy clay loam and sandy clay subsoil. Organic matter content is low to moderately low.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, Atterberg Limits, and hydraulic conductivity. Samples selected for laboratory testing were collected at depths ranging from 3 to 25 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.3.

The previous laboratory tests indicate the tested soils consist of sand with silt, sand with clay, clayey to very clayey sand, clay with sand, and clay. The tested sand with silt (SP-SM) contains approximately 9.5 percent soil fines passing the No. 200 sieve with a natural moisture content of about 6.1 percent. The tested sand with clay (SP-SC) contains approximately 8.1 percent soil fines passing the No. 200 sieve with a natural moisture content of about 5.6 percent. The tested clayey to very clayey sand (SC) contains approximately 12 to 43 percent soil fines passing the No. 200 sieve with natural moisture contents ranging between 8.1 to 28 percent. The tested clay with sand (CH) contains approximately 71 percent soil fines passing the No. 200 sieve with natural moisture content of 47 percent. The tested clay (CH) contains approximately 88 percent soil fines passing the No. 200 sieve with natural moisture content of 57 percent.

Atterberg Limits tests indicate the tested very clayey sand (SC) has a Liquid Limit (LL) value of 57, Plastic Limit (PL) value of 28, and Plasticity Index (PI) value of 29. This corresponds to a material with marginal potential ($50 < LL < 60$, $25 < PI < 35$) for expansive behavior³.

Atterberg Limits tests indicate the tested clay with sand (CH) has a LL value of 85, PL value of 32, and PI value of 53. The tested clay (CH) has a LL value of 122, PL value of 26, and PI value of 96. These correspond to a material with high potential ($LL > 60$ and $PI > 35$) for expansive behavior³. It is our experience that clay-rich soils in this area of Alachua County having more than about 40 percent soil fines passing the No. 200 sieve have a high potential for expansive behavior.

The constant head hydraulic conductivity test results indicate the near-surface sand with silt and sand with clay at the location of the southern proposed stormwater management facility (SMF-4) has hydraulic conductivity values of 11 to 31 feet per day. The tested clayey sand (SC) from the previous pond locations at the location of the central proposed stormwater management facilities has hydraulic conductivity values of 0.5 to 1.3 feet per day. Tests were not conducted on the deeper clay-rich soils due to the limitations of the test method on soils having moderate to high fines content, but these soils are expected to have permeability values at least one order of magnitude lower than the sandy soils.

The Modified Proctor maximum dry density tests indicate the near surface grab samples have a maximum dry density ranging from 113.4 to 115 pounds per cubic foot and optimum moisture contents of 11.2 and 10.6 percent, respectively. The LBR tests indicate these soils have LBR values of 55 and 53, respectively.

The most recent laboratory tests indicate the soils consist of sandy with clay, silty sand with clay, very clayey sand, and sandy clay to clay with sand.

The tested sand with clay (SP-SC) contains approximately 7.5 to 7.6 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.2 to 5.7 percent. The tested silty sand with clay (SM-SC) contains approximately 17 percent soil fines passing the No. 200 sieve with natural moisture contents ranging between 14 to 16 percent. The tested very clayey sand (SC) contains 34 percent soil fines passing the No. 200 sieve with a natural moisture content of about 25 percent. The tested sandy clay to clay with sand (CH) contains approximately 56 to 82 percent soil fines passing the No. 200 sieve with natural moisture contents of about 30 to 53 percent.

The constant head hydraulic conductivity test results indicate the near-surface sand with clay and silty sand with clay has hydraulic conductivity values of 0.3 to 24 feet per day. Tests were not conducted on the deeper clay-rich soils due to the limitations of the test method on soils having moderate to high fines content, but these soils are expected to have permeability values at least one order of magnitude lower than the sandy soils.

³ U.S. Department of the Army USA, 1983, Foundations in Expansive Soils, TM 5-818-7, p. 4-1.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The final design of a foundation system is dependent upon adequate integration of geotechnical and structural engineering considerations. Consequently, GSE must review the final foundation design in order to evaluate the effectiveness and applicability of our initial analyses, and to determine if additional recommendations may be warranted. Without such a review, the recommendations presented herein could be misinterpreted or misapplied resulting in potentially unacceptable performance of the foundation system.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs as well as our general site preparation guidelines.

4.2 Groundwater

A perched groundwater table was encountered at a depth of approximately 14 feet bls at boring location P-18. The groundwater table was not encountered in the remaining auger and SPT borings at the time of our exploration(s). You should expect water to perch on top of the clay-rich soils after periods of heavy and seasonal rainfall. The perched seasonal high groundwater level is indicated on the individual boring logs.

4.3 Laboratory Test Result Design Parameters

The LBR test results indicate the LBR values range from 53 to 55, for an average value of 54. This corresponds to a resilient modulus greater than 12,000 psi using Table 5.1 from the *FDOT Flexible Pavement Design Manual*, March 2015.

4.4 Building Foundations

The soil borings near the proposed building footprint indicate the soils at the site are relatively consistent. The borings generally penetrated sand with silt and sand with clay to depths of 4.5 feet bls to 22 feet bls. This is underlain by clayey to very clayey sand and interbedded with clay and clay with sand to the SPT boring termination depths of 30 feet bls. Borings B-2 and B-3 encountered limestone at depths of 24 feet bls and 26 feet bls, respectively. Laboratory tests conducted on the clay-rich soils indicate it is highly expansive.

We understand that site grading efforts are proposed to level the building pad. A finished floor elevation of 114 feet has been proposed. Our foundation recommendations will be highly dependent upon the finished floor elevation selected.

The site grades in the area of the building range from about 118 feet along the west side to 100 feet at the east side. Approximately 4 feet of cut will occur along the west side of the building to establish the finished pad elevation. This amount of cut will likely expose expansive clay-rich soils at or near the finished pad elevation at the west side of the building pad. Currently, we recommend undercutting the western portion of the building pad and using a stiffened foundation, with a final foundation option being selected after the site grading plan has been established. The currently recommended option is discussed further in detailed below.

Once the final finished floor elevation has been determined, we recommend contacting us to evaluate the effectiveness and applicability of our initial analyses, and to determine if additional recommendations may be warranted.

4.4.1 Undercutting and a Stiffened Foundation System

Based upon expansive soils encountered approximately 4.5 feet beneath existing grade at boring location B-1, at a depth of 7 feet below existing grade in boring B-7 and the sloping nature of the site, we recommend undercutting the western portion of the building pad in conjunction with using a stiffened foundation.

Undercutting

GSE recommends the western portion of the building pad be undercut to an elevation of 108 feet. This undercutting is intended to provide a 4 feet separation between the foundation bottom elevation (assumed to be at elevation 112 feet) and the native soils. The undercut should extend laterally a minimum of 5 feet past the building perimeter. The undercutting should begin along the western foundation line and extend east until the expansive clay-rich soils are no longer encountered at elevation 108 feet and native sandy soils are present. We anticipate the approximately western quarter to third of the building pad will require undercutting.

The undercut should initially be backfilled with relatively impermeable materials such as clayey sand soils or crushed limerock. The clayey sand fill should have fines contents between 20 and 30 percent with a maximum PI value of 15. These materials should be placed in maximum 12-inch loose lifts that are compacted with non-vibratory equipment to a minimum of 98 percent of the Standard Proctor maximum dry density (ASTM D698). Crushed limerock fill should meet FDOT gradation requirements and be placed in approximate 6-inch loose lifts. Limerock fill should be compacted with non-vibratory equipment to a minimum of 98 percent of the Modified Proctor maximum dry density (ASTM D1557). Using a relatively impermeable backfill material is intended to reduce the potential for surface water to infiltrate into the soils below the undercut, which could result in trapped groundwater and hydration of the expansive soils. Additionally, the low permeability material is also intended to reduce the effect of vegetation removing moisture from the expansive soils which can result in shrinkage and settlement.

We recommend the low permeability backfill be placed to the foundation bottom elevation (approximately elevation 112 feet). The outer 10 feet of the low permeability backfill along the perimeter of the building should be sloped down to the perimeter to an elevation of 111 feet to encourage any perched groundwater or storm water collection at the perimeter of the undercut. An underdrain should be constructed on top of the low permeability backfill at the perimeter of the undercut to evacuate this water. The underdrain should be constructed in accordance with FDOT Index 286 for a Type II underdrain.

Backfill above elevation 112 feet can consist of clean sand having less than 10 percent soil fines passing the No. 200 sieve. The sand fill should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (ASTM D1557).

We recommend the undercutting and backfilling be performed under the observation of the geotechnical engineer. The geotechnical engineer should inspect the bottom of the undercut prior to the contractor placing the backfill. Field density tests should be performed on the backfill at a minimum of three tests or one test per 2,500 square feet of undercut for each 1-foot lift of fill material.

We believe that some of the native materials that are excavated during the building pad undercut will meet the recommendations for the low permeability backfill (soils having between 20 and 30 percent fines passing the No. 200 sieve and a maximum PI value of 15). We believe that most of the native clayey sands that are friable can be reused as low permeability backfill. Sandy clays that are friable (breakdown into gravel size and smaller chunks) can likely be mixed with the overburden sands to make them suitable for low permeable backfill. Sandy clays and clays that are not friable will likely not be suitable for reuse as low permeable backfill or suitable for mixing with the native sands to become suitable.

Stiffened Foundation

The stiffened foundation system can consist of either a post-tensioned slab/foundation or a grade beam type foundation. The post-tensioned slab/foundation should be designed to resist bending moments resulting from foundation movement. It is our experience that the post-tensioned slab/foundation will consist of thickened sections approximately 20 to 24 inches thick around the perimeter and in a grid throughout the interior of the structure spaced no more than about 15 feet apart each direction. A post-tensioned cable is typically placed near the top and bottom of the thickened sections, and post-tensioned cables are also typically placed in the center of the slab spaced 4 to 6 feet apart in each direction. However, the post-tensioned foundation should be designed by an engineer or architect familiar with post-tensioned foundation design specifically intended to resist differential movements resulting from expansive soils.

The post-tensioned foundation design should consider edge moisture variation distances of 6 and 8 feet for center and edge lift, respectively. Maximum anticipated center and edge lift is 1 and 1.5 inches, respectively. A slab/subgrade friction coefficient of 0.45 can be assumed. All appropriate requirements of the latest edition of the IBC and the Post-Tensioning Institute should be followed in the design and construction of the post-tensioned slab foundations.

The stiffened shallow foundations could also be designed as grade beams with top and bottom reinforcement. Column foundations should be “tied into” the grade beams such that the entire foundation system behaves as one unit. These foundations typically have a minimum thickness of 18 inches, with both top and bottom steel tied with stirrups; however this foundation should be designed by your architect or structural engineer that is familiar with grade beam-type foundation design.

We recommend the shallow foundations be designed for a maximum allowable net bearing pressure of 4,000 psf. The net bearing pressure is defined as the soil contact pressure that can be imposed from the maximum structural loads and weight of the concrete foundations. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

The perimeter foundations should be embedded a minimum of 18 inches below the lowest adjacent grade. Interior foundations or thickened sections should be embedded a minimum of 12 inches. The foundations should have minimum widths of 18 inches for strip footings, and 24 inches for columns, even though the maximum soil bearing pressure may not be fully developed.

It should be noted that generally, most of the building pad will be constructed on compacted fill soils. Some of the western portion of the building pad may be undercut and replaced. If sandy soils are present at the foundation bearing surface, the upper 12 inches should be compacted to 95 percent of the Modified Proctor maximum dry density (ASTM D1557). If native clayey sand soils are present at the foundation bearing surface, these soils should be probed and visually confirmed to be unyielding in the upper 12 inches in lieu of density testing. Any fill placed should be compacted as specified in this report.

We recommend a waiting period of 30 days be considered between the time the building pad is finished and the foundations are constructed to allow for settlement of the loose native soils due to the weight of the filled building pad.

4.5 Pavements

Overall soil conditions encountered by our borings at this site are suitable for supporting conventional limerock base and asphalt wearing surface pavements. We have not been provided the anticipated traffic loading conditions; therefore, the following pavement component recommendations should be used only as guidelines.

4.5.1 Stabilized Subgrade

The stabilized subgrade should have a minimum Limerock Bearing Ratio (LBR) of 40, with minimum thicknesses of 6 inches for automobile parking areas and 12 inches for driveways. The stabilized subgrade can be imported material or a mixture of imported and on-site material. If a mix is proposed, a mix design should be performed to determine the optimum mix proportions. The stabilized subgrade should be compacted to a minimum of 98 percent of the Modified Proctor maximum dry density (ASTM D1557) for soils with less than 15 percent fines content. Soils with 15 percent or greater fines content should be compacted to 100 percent of the Standard Proctor maximum dry density (ASTM D698). Based on the samples tested, it appears that native site soils will meet the minimum LBR requirement.

4.5.2 Base Course

The base course should consist of crushed limerock having a LBR of at least 100. Limerock should be obtained from a FDOT approved source, and should meet FDOT gradation requirements. The base course thickness should be a minimum of 6 inches in automobile parking areas and 8 inches in driveways. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557).

4.5.3 Wearing Surface

The asphalt-wearing surface should consist of an FDOT Type SP Hot Mix Asphalt mixture. For automobile parking areas, the thickness should be at least 1.5 inches. For driveways, the thickness should be at least 2.0 inches and consist of an SP-12.5 mix. The asphalt should be compacted to at least 95 percent of the mix design density.

4.6 Site Preparation

The soils at this site should be suitable for supporting the proposed construction using mostly normal, good practice site preparation procedures. Undercutting and replacement of clay-rich soils is recommended at the western portion of the building. The following recommendations are our general guidelines for site preparation.

4.6.1 Stripping

Strip the construction limits and 10 feet beyond the perimeter of all grass, roots, topsoil, and other deleterious materials. You should expect to strip to depths of 12 or more inches. Deeper stripping will likely be necessary due to major root systems present at the site.

4.6.2 Dewatering

Temporary dewatering should not be necessary at this site. If required, we anticipate dewatering can be accomplished with sumps placed near the construction area, or with underdrains connected to a vacuum pump.

In any case, the site should always be graded to promote runoff and limit the amount of ponding. Localized ponding of stormwater is expected without proper grading during construction, and could render previously acceptable surfaces unacceptable.

4.6.3 Proof-Rolling

Proof-roll the subgrade with heavy rubber-tired equipment, such as a loaded front-end loader or dump truck, to identify any loose or soft zones not found by the soil borings. The proof-rolling should be monitored by a geotechnical engineer or qualified technician. Undercut or otherwise treat these zones as recommended by the geotechnical engineer in this report.

4.6.4 Undercutting

We recommend expansive clay-rich soils be undercut from beneath the building pad as recommended in Section 4.4.1. If clay-rich soils are encountered beneath driveways and parking lots, we recommend they be undercut to a minimum of 2 feet beneath the bottom of the pavement base course.

4.6.5 Proof Compaction

Compact the subgrade in the building pad to a density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). We recommend a minimum of 4 feet of compacted soil below the foundation elevation (soil from approximate elevation 108 and above be compacted) to create a more uniform building pad to reduce differential foundation settlement. It may be necessary to cut down some of the building pad, compact the bottom of the cut and then place back the native sandy soils in compacted lifts in order to achieve this recommended compaction depth. Areas with substantial fill can be compacted at the surface prior to placing the fill materials. Vibratory roller equipment should not be used within approximately 100 feet of existing structures. Lighter “walk-behind” or non-vibratory compaction equipment may be used to achieve the degree of compaction.

Should clayey sand be encountered at the bearing surface, this material should be probed and visually confirmed to be unyielding in the upper 12 inches in lieu of density testing. If the foundation excavations penetrate the clayey sand, the excavation should be performed in a manner that reduces soil disturbance. Clayey sand soils (with fines content in excess of 15 percent) that are removed and replaced or appreciably disturbed need to be re-compacted to 98 percent of the Standard Proctor maximum dry density (ASTM D698).

4.6.6 Fill Placement

Imported fill placed to raise the site grades (above existing grades) should consist of clean sand having less than 10 percent passing the No. 200 sieve. On-site soils meeting the requirements of Section 4.8 may also be used as structural fill. The fill should be placed in maximum 12-inch loose lifts that are compacted to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). If lighter “walk-behind” compaction equipment is used, this may require lifts of 4 inches or less to achieve the required degree of compaction.

In areas that require undercutting and replacement, see section 4.4.1.

4.6.7 Testing

Perform compaction testing in the subgrade and fill. One test should be performed every 50 linear feet of continuous footing and every other column footing, per foot depth of fill or native material. Perform a compaction test for each 2,500 square feet of floor area or 10,000 square feet of pavement area per foot of fill or native material, or a minimum of three tests each, whichever is greater. Test all footing excavations to a depth of 1 foot, at the frequencies stated above.

4.7 Stormwater Management Recommendations

The soil conditions at the stormwater management facilities vary.

The soils encountered at the location of the southern proposed stormwater management facility (SMF-1) generally consist of sand with silt and sand with clay to the boring termination depths of 15 feet bls. The deeper boring performed within SMF-1 encountered surficial sand with silt (SP-SM) in the upper 2 feet bls followed by sand with clay (SP-SC) to a depth of approximately 16 feet bls. Sandy clay (CL/CH) was encountered from approximately 16 feet bls to approximately 26 feet bls overlying clayey sand to the 30 feet boring termination depth.

The soils encountered in the central proposed stormwater management facility (SMF-2) generally consist of surficial sand with silt, sand with clay, and silty sand with clay (SP-SM, SP-SC, SM-SC) to depths of 4 to 6 feet overlying interbedded layers of clay sand, very clayey sand, and sandy clay to clay with sand (SC, CL/CH) to the 30 feet bls maximum boring termination depth.

The soils encountered in the southeastern proposed stormwater management facility (SMF-3) generally consist of surficial sand with silt, sand with clay, and silty sand with clay (SP-SM, SP-SC, SM-SC) to depths of 4 to the 15 feet boring termination depths in some borings overlying interbedded layers of clay sand, very clayey sand, and sandy clay to clay with sand (SC, CL/CH) to the 30 feet bls maximum boring termination depth.

The soils are somewhat consistent with the soils encountered and recorded in the SDII report for the general locations.

With the exception of a perched groundwater table encountered at a depth of approximately 14 feet bls at boring location P-18, the water table was not encountered in the remaining auger borings at the time of our exploration(s). We anticipate the seasonal high groundwater table to be perched on the clay-rich soils at the site.

The laboratory permeability tests indicate the near-surface sand with silt and sand with clay at has hydraulic conductivity values of 9.9 to 31 feet per day. The tested silty sand with clay and clayey sand (SC) has hydraulic conductivity values of 0.3 to 1.3 feet per day. The deeper clayey sand encountered below the surficial sandy material will have permeability values at least one order of magnitude lower than the sandy soils (and be similar to the silty sand with clay). The underlying very clayey sand, sandy clay, clay with sand, and clay are expected to be confining soils.

Based upon our findings and test results in collaboration with the previous SDII report for this site, our recommended soil parameters for the stormwater management design in the explored areas are presented below. The recommended parameters consider the results of the hydraulic conductivity tests, wash 200 determinations, and our experience with these types of soils. The parameters below do not consider a factor of safety.

Proposed Southern Stormwater Management Facilities (SMF-1)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) greater than 16 feet bls.
2. Unsaturated vertical infiltration rate of 14 feet per day.
3. Horizontal hydraulic conductivity equal to 20 feet per day.
4. Specific yield (fillable porosity) of 25 percent.
5. Average seasonal high groundwater table depth 15.5 feet bls.

Proposed Central Stormwater Management Facilities (SMF-2)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to 7 feet bls.
2. Unsaturated vertical infiltration rate of 0.5 feet per day.
3. Horizontal hydraulic conductivity equal to 1 foot per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth perched at 6.5 feet bls.

Proposed Southeastern Stormwater Management Facilities (SMF-3)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to 9.5 feet bls.
2. Unsaturated vertical infiltration rate of 11 feet per day.
3. Horizontal hydraulic conductivity equal to 17 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth perched at 9 feet bls.

Legacy Park Phase I

Alachua, Alachua County, Florida

GSE Project No. 12624A

Clay-rich soils are present at or near land surface in the locations of the central proposed stormwater management areas. In areas where clay-rich soils are present at the basin bottom, we recommend these soils be undercut a minimum of 2 feet and backfilled with the on-site sands and sands with silt (SP, SP-SM) having a maximum of 12 percent soil fines passing the No. 200 sieve. The intent of this undercutting and replacement is to provide a more uniform sand “blanket” at the basin bottom that allows the migration of water to the deeper deposits of sand. This sand blanket will also reduce the potential for clay-fines leaching out of the soils when water is present in the basin that can result in a thin layer of confining type material on the basin bottom that can reduce the effectiveness of the basin.

4.8 Fill Suitability

The majority of the soils that will be excavated from this site are expected to be the surficial sand with silt (SP-SM) and sand with clay (SP-SC) located at the site. These soils are considered suitable for use as structural fill so long as they do not contain any deleterious materials.

The deeper silty sand with clay (SM-SC) and clayey sand (SC) can also be used as structural fill, but these soils are a less desirable source of fill because they are more moisture sensitive and more difficult to work and compact. If you wish to use the on-site clayey and silty sand soils we recommend they contain less than 30 percent soil fines (Passing the No. 200 sieve) with a Plasticity Index less than 15 and Liquid Limit less than 40. Mixing of soils with higher fines content with those with less fines content may increase their overall workability.

The deeper very clayey sand (SC), sandy clay (CH), clay with sand (CH), and clay (CH) soils containing greater than 30 percent fines is not considered a suitable source of structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM-SC, SC) be used in the lower depths of the fill. Sand with silt (SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the clayey sand materials.

4.9 Surface Water Control and Landscaping

Roof gutters should be considered to divert runoff away from the building. The gutter downspouts should discharge a minimum of 10 feet from the structure to reduce the amount of water collecting around the foundations. Where possible, the gutter downspouts should discharge directly into the storm sewer system or onto the asphalt paved areas in order to reduce the amount of water collecting around the foundations. Grading of the site should be such that water is diverted away from the building on all sides to reduce the potential for erosion and water infiltration along the foundation.

With respect to landscaping, it is recommended that existing and planted trees and large “tree-like” shrubbery with potential for developing large root systems be planted a minimum distance of half their mature height, and preferably their expected final height, away from the structure. The purpose of this is to reduce the potential for foundation or slab movements from the growth of root systems as the landscaping matures. Consideration should also be given to using landscaping that has a low water demand, so that excessive irrigation is not conducted around the structures.

If excavations for underground utilities encounter the clay-rich soils, the excavations should be made such that they do not trap water (i.e. “swimming pool” or “bowl” effect). Sloping the excavations, installing underdrains, or extending the excavation to a more pervious area can achieve this. Allowing surface water to become trapped within utility trenches or other excavations (including footings) serves as a potential water source for the clay, which can result in shrink swell of these soils. Furthermore, during construction, surface water within the building areas must be controlled such that the water does not become trapped and represent a source of water for the underlying clay-rich soils. Mismanagement of the surface water during construction within the building footprint could result in subsequent post-construction slab movement.

The above recommendations are intended to maintain relatively consistent moisture contents within the clay-rich expansive soils encountered by the borings. The importance of proper surface water control and landscaping placement cannot be overemphasized in accomplishing this objective.

Legacy Park Phase I

Alachua, Alachua County, Florida

GSE Project No. 12624A

5.0 FIELD DATA

5.1 Auger Boring Logs



PROJECT NAME Legacy Park Phase I

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/6/2016 **BORING NUMBER R-2**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

AT TIME OF DRILLING **NE** **CHECKED BY** **BAP**

 ESTIMATED SEASONAL HIGH >10 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0			
2.5		AU 1	(SP-SM) Dark brown SAND with silt
3.0			(SP-SC) Orangish brown SAND with clay
5.0		AU 2	
7.5		AU 3	
10.0			Bottom of borehole at 10.0 feet.

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CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/6/2016 **BORING NUMBER R-3**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH >10 ft

NOTES _____

DATE PERFORMED 1/6/2016 **BORING NUMBER R-4**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 7.0 ft

NOTES _____

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DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Dark brown SAND with silt			AU 1	(SP-SM) Dark brown SAND with silt
2.5				2.5			
		AU 2	(SP-SC) Orangish brown SAND with clay			AU 2	(SP-SC) Brown, gray, and orange SAND with clay
5.0				5.0			
						AU 3	(SC) Dark brown with orange clayey SAND
7.5				7.5			
						AU 4	▽
		AU 3				AU 5	(CL/CH) Gray, green, and orange sandy CLAY
10.0				10.0			
			Bottom of borehole at 10.0 feet.				Bottom of borehole at 10.0 feet.

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PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/6/2016 **BORING NUMBER R-5**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 7.0 ft

NOTES

DATE PERFORMED 1/6/2016 **BORING NUMBER R-6**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 7.0 ft

NOTES

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DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Dark brown and brown SAND with silt			AU 1	(SP-SC) Orangish brown SAND with clay
1.0				1.0			
		AU 2	(SP-SC) Brown, gray, and orange SAND with clay and rock fragments				
2.5				2.5			
		AU 3	(SC) Gray, green, and orange clayey SAND			AU 2	(SC) Brown, tan, and orange clayey SAND with rock fragments
5.0				5.0			
		AU 4	(CL/CH) Pale green, gray, and orange CLAY			AU 3	(CL/CH) Pale green and gray with orange sandy CLAY
7.5				7.5			
10.0			Bottom of borehole at 10.0 feet.	10.0			Bottom of borehole at 10.0 feet.

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PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/6/2016 **BORING NUMBER R-7**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 5.0 ft

NOTES _____

DATE PERFORMED 1/6/2016 **BORING NUMBER R-8**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 6.0 ft

NOTES _____

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DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Dark brown and brown SAND with silt			AU 1	(SP-SM) Dark brown SAND with silt
							1.5
2.5				2.5		AU 2	(SP-SC) Orange and brown SAND with clay and rock fragments
			(SP-SC) Brown, gray, and orange SAND with clay and rock fragments				
5.0		AU 2		5.0			
			▽				
5.5				5.5			
		AU 3	(SC) Tan, brown, and orange very clayey SAND with rock fragments %PASS - 200 = 39 MC = 27 LL = 57 ; PL = 28 ; PI = 29				▽
7.5				7.5		AU 3	(CL/CH) Green and orange CLAY with sand
8.0		AU 4	(CL/CH) Pale green and orange CLAY with sand				
10.0				10.0			
			Bottom of borehole at 10.0 feet.				Bottom of borehole at 10.0 feet.
							10.0

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PROJECT NAME Legacy Park Phase I

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/6/2016 **BORING NUMBER R-10**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

AT TIME OF DRILLING **NE** **CHECKED BY** **BAP**

▽ ESTIMATED SEASONAL HIGH 7.0 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		AU 1	(SP-SM) Brown SAND with silt	0.0		AU 1	(SP-SM) Dark brown SAND with silt
1.0			(SP-SC) Orangish brown SAND with clay	1.0			(SP-SC) Orangish brown SAND with clay
2.5		AU 2		2.5		AU 2	
5.0		AU 3		5.0		AU 3	
6.0			(SC) Orangish brown clayey SAND	6.0		AU 3	(SP-SC) Brown, pale gray, and orange SAND with clay
7.5		AU 4	▽	7.5		▽	
			(CL/CH) Pale green and orange CLAY				(CL/CH) Green and orange CLAY
10.0		AU 5		10.0		AU 4	
			Bottom of borehole at 10.0 feet.				Bottom of borehole at 10.0 feet.

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PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/6/2016 **BORING NUMBER R-11**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 4.5 ft

NOTES _____

DATE PERFORMED 1/6/2016 **BORING NUMBER R-12**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 5.5 ft

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Brown SAND with silt			AU 1	(SP-SM) Dark brown SAND with silt
		AU 2	(SP-SC) Orange and brown SAND with clay and rock fragments				
2.5		AU 3		2.5			(SP-SC) Orangish brown SAND with clay
		AU 4	(SC) Gray and orange clayey SAND with rock fragments			AU 2	
5.0			▽	5.0			▽
			(SC) Gray, green, and orange very clayey SAND				
		AU 5	%PASS - 200 = 43 MC = 24			AU 3	(SC) Brown clayey SAND with lenses of gray clay and rock fragments
7.5				7.5			
			(CL/CH) Gray, green, and orange CLAY with sand				
							(SC) Pale gray and brown clayey SAND
10.0				10.0		AU 4	
			Bottom of borehole at 10.0 feet.				Bottom of borehole at 10.0 feet.

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PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/6/2016 **BORING NUMBER R-13**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH >10 ft

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0			
		AU 1	(SP-SM) Dark brown and brown SAND with silt
2.5		AU 2	
5.0			
7.5		AU 3	
10.0			Bottom of borehole at 10.0 feet.

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CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/6/2016 **BORING NUMBER P-3**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH >15 ft

NOTES _____

DATE PERFORMED 1/6/2016 **BORING NUMBER P-4**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 14.0 ft

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1 PS	(SP-SM) Dark brown SAND with silt			AU 1	(SP-SM) Dark brown SAND with silt
2.5				2.5			
		AU 2	(SP-SM) Brown SAND with silt			AU 2	(SP-SM) Brown SAND with silt
5.0				5.0			
7.5		AU 3		7.5		AU 1 PS	
						AU 3	
10.0			(SP-SC) Orangish brown SAND with clay	10.0			
12.5		AU 4		12.5			
15.0			Bottom of borehole at 15.0 feet.	15.0		AU 4	(SC) Brown clayey SAND with lenses of gray clay
							Bottom of borehole at 15.0 feet.

%PASS - 200 = 9.5
 MC = 6.1
 $k_h = 11 \text{ ft per day}$

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PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/5/2016 **BORING NUMBER P-5**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 2.5 ft

NOTES

DATE PERFORMED 1/5/2016 **BORING NUMBER P-6**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 5.0 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Brown SAND with silt			AU 1	(SP-SM) Dark brown SAND with silt
		AU 2				AU 2	
1.0			(SP-SC) Orangish brown SAND with clay	1.5			(SP-SC) Orangish brown SAND with clay
2.5		AU 1 PS	▽	2.5		AU 1 PS	
		AU 3				AU 3	
3.0			(CL/CH) Brown, tan, and orange CLAY with sand	5.0			▽
5.0		AU 4		5.0		AU 4	(CL/CH) Pale gray and orange CLAY with brown sand and trace limestone
			(CL/CH) Pale green and orange CLAY with sand	7.5		AU 5	
7.5		AU 5				AU 4	(CL/CH) Pale green CLAY with brown sand
10.0				10.0			
			(CL/CH) Pale green CLAY with brown sand	11.0		AU 5	(CL/CH) Pale green CLAY
12.5		AU 6		12.5			
15.0			Bottom of borehole at 15.0 feet.	15.0			Bottom of borehole at 15.0 feet.

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PROJECT NAME Legacy Park Phase I

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/5/2016 **BORING NUMBER P-8**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

NE AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 10.0 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Dark brown SAND with silt				(SP-SM) Dark brown SAND with silt
1.0			(SC) Orangish brown clayey SAND	1.0		AU 1	(SC) Orangish brown clayey SAND
2.5		AU 2		2.5			
		AU 1 PS	%PASS - 200 = 14 MC = 11 $k_h = 1.3 \text{ ft per day}$			AU 2	%PASS - 200 = 14 MC = 11
5.0				5.0		AU 1 PS	
7.5				7.5			
		AU 3				AU 3	(SC) Brown clayey SAND
10.0				10.0			▽
						AU 4	(CL/CH) Green, tan, orange, and red CLAY with trace limestone
12.5				12.5			
		AU 4	(SC) Brown, tan, and orange clayey SAND	13.5			
15.0			Bottom of borehole at 15.0 feet.	15.0		AU 5	Bottom of borehole at 15.0 feet.

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PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/5/2016 **BORING NUMBER P-9**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH >15 ft

NOTES _____

DATE PERFORMED 1/5/2016 **BORING NUMBER P-10**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 10.5 ft

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Dark brown SAND with silt			AU 1	(SP-SM) Brown SAND with silt
1.5			(SC) Orangish brown clayey SAND	1.5			
2.5		AU 2		2.5		AU 1 PS	
		AU 1 PS	%PASS - 200 = 14 MC = 11 $k_h = 1.1 \text{ ft per day}$			AU 2	
5.0				5.0			(SC) Brown clayey SAND with trace limestone
6.5			(SC) Dark brown clayey SAND	6.5			
7.5		AU 3		7.5			
8.5				8.5		AU 3	(SC) Tan and orange clayey SAND with lenses of gray clay
10.0				10.0			
11.0				11.0			(CL/CH) Tan and brown CLAY with sand
12.5		AU 4		12.5		AU 4	
			%PASS - 200 = 15 MC = 12 $k_h = 0.5 \text{ ft per day}$				
		AU 2 PS					
15.0			Bottom of borehole at 15.0 feet.	15.0			Bottom of borehole at 15.0 feet.

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PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/5/2016 **BORING NUMBER P-11**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 1.5 ft

NOTES

DATE PERFORMED 1/4/2016 **BORING NUMBER P-12**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 6.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Dark brown SAND with silt			AU 1	(SP-SM) Dark brown SAND with silt
		AU 2	▽			AU 1 PS	
2.5			(CL/CH) Brown and orange sandy CLAY with rock fragments	2.5		AU 2	
		AU 1 PS					(SC) Pale gray and brown clayey SAND
5.0				5.0		AU 3	
		AU 3					▽
7.5			(CL/CH) Green, orange, and brown CLAY	7.5			(CL/CH) Brown and orange sandy CLAY
10.0				10.0			
						AU 4	(CL/CH) Light brown with green CLAY with sand
12.5				12.5			
		AU 4					
15.0			Bottom of borehole at 15.0 feet.	15.0			Bottom of borehole at 15.0 feet.

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PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/4/2016 **BORING NUMBER P-13**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH >15 ft

NOTES _____

DATE PERFORMED 1/5/2016 **BORING NUMBER P-14**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 5.5 ft

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Dark brown and brown SAND with wilt			AU 1	(SP-SM) Dark brown SAND with silt
			(SC) Orangish brown clayey SAND				
2.5		AU 2		2.5			
		AU 1 PS				AU 1 PS	(SP-SC) Tan SAND with lenses of gray clay
						AU 2	
5.0				5.0			
						AU 3	▽
7.5		AU 3		7.5			(CL/CH) Tan, orange, and pale green CLAY with sand
		AU 2 PS	%PASS - 200 = 22 MC = 12			AU 4	
10.0				10.0			(CL/CH) Pale green with orange CLAY
12.5		AU 4	(SP-SC) Orangish brown SAND with clay	12.5		AU 5	
15.0				15.0			
			Bottom of borehole at 15.0 feet.				Bottom of borehole at 15.0 feet.

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PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/5/2016 **BORING NUMBER P-15**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 12.0 ft

NOTES _____

DATE PERFORMED 1/5/2016 **BORING NUMBER P-16**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 7.5 ft

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SC) Dark brown and brown SAND with clay				(SC) Brown with orange clayey SAND with rock fragments
		AU 2				AU 1	
2.5		AU 1 PS		2.5			
						AU 1 PS	%PASS - 200 = 19 MC = 13
5.0				5.0		AU 2	
7.5				7.5			▽
		AU 3				AU 3	8.0 (CL/CH) Gray with orange sandy CLAY with rock fragments
9.0			(SC) Brown with orange clayey SAND	9.0			
		AU 4					
10.0				10.0			
12.5			▽ (SC) Gray with orange very clayey SAND with trace limestone	12.5			12.0 (CL/CH) Pale green and gray sandy CLAY
		AU 5				AU 4	
15.0				15.0			
			Bottom of borehole at 15.0 feet.				15.0 Bottom of borehole at 15.0 feet.

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PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/5/2016 **BORING NUMBER P-17**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH >15 ft

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0			(SC) Orangish brown clayey SAND
2.5		AU 1	
5.0		AU 1 PS	%PASS - 200 = 12 MC = 8.1
7.5			
10.0		AU 2	
12.5			12.0
15.0		AU 3	(SC) Brown and gray with orange clayey SAND with rock fragments
			15.0
			Bottom of borehole at 15.0 feet.

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PROJECT NAME Legacy Park Phase 1

PROJECT NUMBER 12624A

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 2/25/2016 **BORING NUMBER P-18**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING 14.0 ft, perched CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 5.5 ft

NOTES _____

DATE PERFORMED 2/25/2016 **BORING NUMBER P-19**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 9.5 ft

NOTES _____

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DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0				0			
		AU 1	(SP-SM) Brown SAND with silt			AU 1	(SP-SM) Brown SAND with silt
			1.0				2.0
		AU 2 PS	(SP-SC) Orangish brown SAND with clay				(SM-SC) Orangish brown silty SAND with clay
						AU 2 PS	%PASS - 200 = 17 MC = 16 $k_h = 1.1 \text{ ft per day}$
5			5.0	5			6.0
		AU 3	▽ (SC) Orangish brown clayey SAND with trace limestone			AU 3	(SC) Gray and orange clayey SAND
		AU 4	(CL/CH) Orangish brown and gray CLAY with trace limestone				10.0
			6.0				(CL/CH) Gray and orange CLAY
		AU 5	(CL/CH) Orange, gray, and green CLAY with trace limestone				12.0
			8.0			AU 4 AU 5	(CL/CH) Green and gray CLAY with sand
10			11.0	10			15.0
		AU 6	(SC) Light gray clayey SAND with lenses of clay				Bottom of borehole at 15.0 feet.
			15.0	15			
15			Bottom of borehole at 15.0 feet.				

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PROJECT NAME Legacy Park Phase 1

PROJECT NUMBER 12624A

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 2/25/2016 **BORING NUMBER P-20**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 4.5 ft

NOTES _____

DATE PERFORMED 2/25/2016 **BORING NUMBER P-21**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 10.5 ft

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0				0			
		AU 1 PS	(SM-SC) Orangish brown silty SAND with clay %PASS - 200 = 17 MC = 14 $k_h = 0.3 \text{ ft per day}$			AU 1	(SP-SM) Brown SAND with silt
						AU 2	(SP-SC) Orangish brown SAND with clay
5		AU 2	▽ (SC) Orangish brown and gray clayey SAND with trace limestone	5			
		AU 3	(CL/CH) Gray and orange sandy CLAY with trace limestone			AU 3	(SP-SC) Orangish brown SAND with clay
10		AU 4	(CL/CH) Green and orange CLAY with sand %PASS - 200 = 82 MC = 53	10			
		AU 5				AU 4	▽ (SC) Gray and orange clayey SAND
15				15			
		AU 6	(CL/CH) Green and orange CLAY				Bottom of borehole at 15.0 feet.
20							
		AU 7					
25							
30			Bottom of borehole at 30.0 feet.				

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PROJECT NAME Legacy Park Phase 1

PROJECT NUMBER 12624A

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 2/25/2016 **BORING NUMBER P-22**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 11.0 ft

NOTES _____

DATE PERFORMED 2/25/2016 **BORING NUMBER P-23**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 4.5 ft

NOTES _____

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DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0				0			
		AU 1 PS	(SP-SM) Brown SAND with silt			AU 1	(SP-SM) Brown SAND with silt
		AU 2					
2.0			(SP-SC) Orangish brown SAND with clay	2.0			(SP-SC) Orangish brown SAND with clay
5				5		AU 2 PS	%PASS - 200 = 7.6 MC = 5.2 ▽ $k_h = 24 \text{ ft per day}$
		AU 3				AU 3	(SC) Orangish brown and gray clayey SAND
10				10			
		AU 4				AU 4	
11.5			(SC) Orangish brown and gray clayey SAND with trace limestone	11.5			
15				15			
			Bottom of borehole at 15.0 feet.				
						AU 5	(SC) Gray and orange very clayey SAND
							%PASS - 200 = 34 MC = 25
				20			
						AU 6	(SC) Orangish brown and gray clayey SAND with lenses of gray clay
				25			
				30		AU 7	
							Bottom of borehole at 30.0 feet.

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PROJECT NAME Legacy Park Phase 1

PROJECT NUMBER 12624A

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 2/25/2016 **BORING NUMBER P-24**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH >15 ft

NOTES

DATE PERFORMED 2/25/2016 **BORING NUMBER P-25**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 5.5 ft

NOTES

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DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0				0			
		AU 1	(SP-SM) Brown SAND with silt				(SP-SC) Orangish brown SAND with clay
			2.0			AU 1 PS	
		AU 2 PS	(SP-SC) Orangish brown SAND with clay %PASS - 200 = 7.5 MC = 5.7 $k_h = 9.9 \text{ ft per day}$			AU 2	3.5
5				5			(SM-SC) Orangish brown silty SAND with clay
		AU 3				AU 3	6.0
							(SC) Gray and orange clayey SAND
10				10		AU 4	9.5
		AU 4					(CL/CH) Gray and orange sandy CLAY with trace limestone
						AU 5	13.0
15				15			(SC) Orangish brown and gray clayey SAND with lenses of clay
			Bottom of borehole at 15.0 feet.				15.0
							Bottom of borehole at 15.0 feet.

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PROJECT NAME Legacy Park Phase 1

PROJECT NUMBER 12624A

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 2/25/2016 **BORING NUMBER P-26**

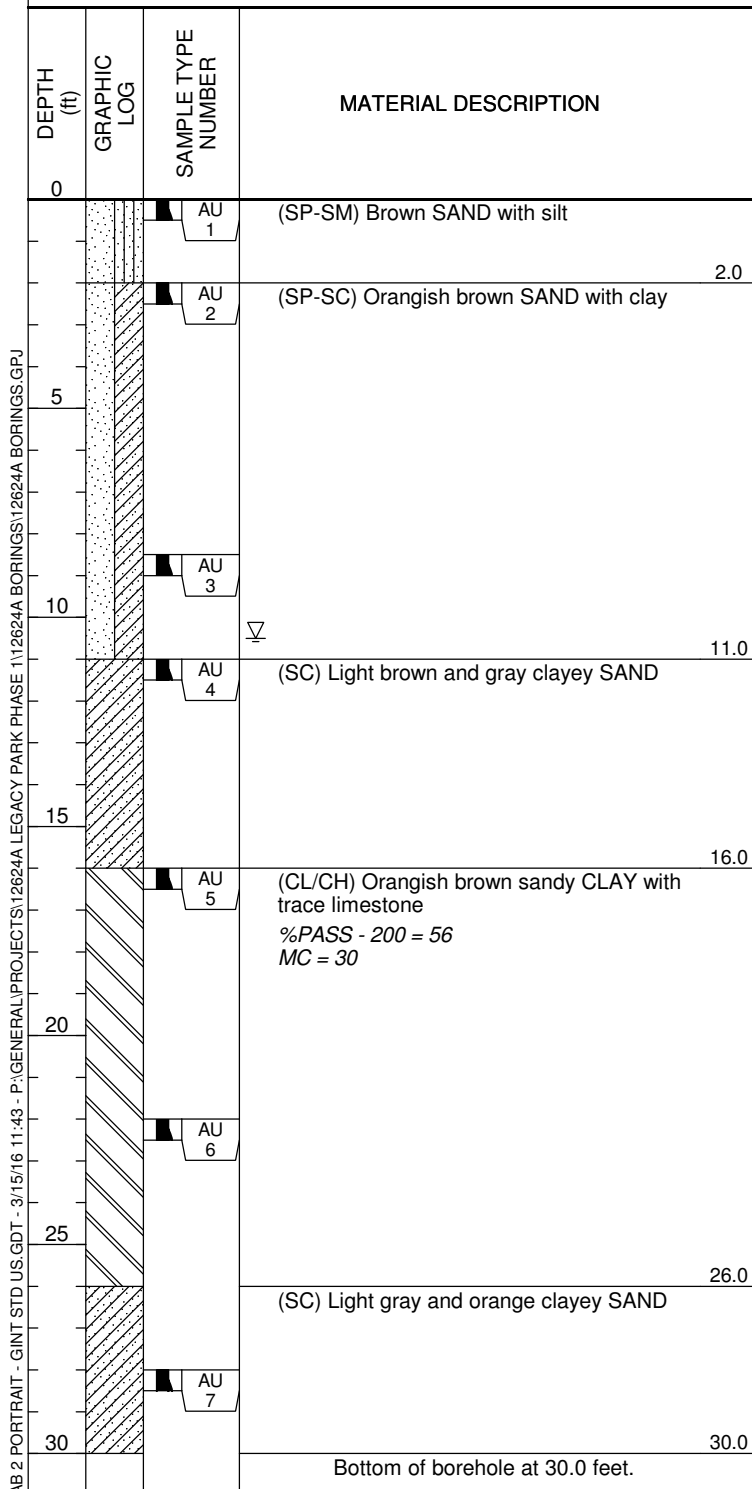
DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH 10.5 ft

NOTES _____





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CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/4/2016 **BORING NUMBER A-1**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 4.5 ft

NOTES _____

DATE PERFORMED 1/4/2016 **BORING NUMBER A-2**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH >10 ft

NOTES _____

AB 2 PORTRAIT - GINT STD US.GDT - 1/29/16 14:44 - P:\GENERAL\PROJECTS\12624 LEGACY PARK PHASE I\12624 BORINGS\12624 BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Brown SAND with silt			AU 1	(SP-SM) Brown SAND with silt
2.5				2.5			
		AU 2	(SC) Brown, tan, and orange clayey SAND			AU 2	(SP-SC) Orangish brown SAND with clay
3.0				3.0			
			▽				
5.0		AU 3	(CH) Brown, green, and orange CLAY with sand	5.0		AU 3	(SC) Brown and tan clayey SAND
		AU 4	(CH) Green CLAY with lenses of pale gray and brown sand				
6.5				6.5			
7.5		AU 5		7.5			
10.0			Bottom of borehole at 10.0 feet.	10.0			Bottom of borehole at 10.0 feet.

(Continued Next Page)



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CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 1/4/2016 **BORING NUMBER A-3**
 DRILLING CONTRACTOR Whitaker Drilling, Inc.
 GROUND WATER LEVELS: LOGGED BY WDI
 ▼ AT TIME OF DRILLING NE CHECKED BY BAP
 ▼ ESTIMATED SEASONAL HIGH 4.5 ft
 NOTES _____

AB 2 PORTRAIT - GINT STD US.GDT - 1/29/16 14:44 - P:\GENERAL\PROJECTS\12624 BORINGS\12624 BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0			
		AU 1	(SP-SM) Brown SAND with silt
		AU 2	
2.0			
2.5			(SP-SC) Orangish brown SAND with clay
5.0			▼
5.0			
7.5			(CH) Green CLAY with lenses of pale gray and brown sand
10.0		AU 3	
10.0			
			Bottom of borehole at 10.0 feet.

5.2 Standard Penetration Test Soil Boring Logs



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BORING NUMBER B-1

CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 1/4/16 **COMPLETED** 1/4/16

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ **AT TIME OF DRILLING** NE

LOGGED BY WDI **CHECKED BY** BAP

▽ **ESTIMATED SEASONAL HIGH** 4.0 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0											20 40 60 80
		(SP-SM) Very loose brown SAND with silt		SPT 1	2-2-2 (4)						
			3.5	SPT 2	5-4-4 (8)						
		▽ (SP-SM) Loose pale gray cemented SAND with silt	4.5	SPT 3	5-6-5 (11)						
5		(CH) Stiff green, orange, and red CLAY with sand	6	SPT 4	4-5-8 (13)	85	32	53	71	47	
		(SC) Medium dense green and orange clayey SAND		SPT 5	10-11-9 (20)						
			9	SPT 6	3-5-6 (11)						
10		(CH) Stiff green, orange, and red CLAY with sand									
				SPT 7	3-4-5 (9)						
15											
			19	SPT 8	4-7-7 (14)						
20		(SC) Loose to medium dense pale gray clayey SAND									
				SPT 9	3-5-4 (9)						
25											
			27								
		(CH) Stiff pale gray CLAY with sand and limestone fragments		SPT 10	3-5-7 (12)						
30		Bottom of borehole at 30.0 feet.	30								

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BORING NUMBER B-2

CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 1/4/16 COMPLETED 1/4/16

GROUND ELEVATION HOLE SIZE

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ AT TIME OF DRILLING NE

LOGGED BY WDI CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH 5.5 ft

NOTES

SPT BORINGS - GINT STD US.GDT - 1/29/16 14:45 - P:\GENERAL\PROJECTS\12624 BORINGS\12624 BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Very loose brown SAND with silt									20 40 60 80
1.5		(SP-SC) Loose orangish brown SAND with clay	1.5	SPT 1	3-2-2 (4)						
				SPT 2	3-2-3 (5)						
5				SPT 3	2-2-3 (5)						
6		(CH) Stiff gray, green, and orange CLAY with sand	6	SPT 4	3-4-5 (9)						
7		(CH) Very stiff green and orange CLAY with trace limestone	7	SPT 5	6-8-10 (18)						
8.5		(SC) Loose to medium dense pale gray with orange clayey SAND	8.5	SPT 6	11-13-12 (25)						
15				SPT 7	3-4-5 (9)						
18		(SC) Medium dense pale gray with orange clayey SAND with limestone	18	SPT 8	7-7-8 (15)						
24		Very hard LIMESTONE	24	SPT 9	48-50/2" 50/2"						>>
25		Refusal at 25.0 feet. Bottom of borehole at 25.0 feet. Boring terminated at 25 ft due to auger refusal.	25								



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BORING NUMBER B-3

CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 1/4/16 **COMPLETED** 1/4/16

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ **AT TIME OF DRILLING** NE

LOGGED BY WDI **CHECKED BY** BAP

▽ **ESTIMATED SEASONAL HIGH** 21.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SC) Very loose orangish brown SAND with clay									20 40 60 80
		Weight-of-hammer from approximately 3 ft to 3.5 ft		SPT 1	2-2-2 (4)						
				SPT 2	1-0-1 (1)						
5				SPT 3	2-1-2 (3)						
				SPT 4	2-2-2 (4)						
				SPT 5	1-2-2 (4)						
10		(SC) Loose brown and gray clayey SAND	9	SPT 6	2-3-3 (6)						
		(SC) Medium dense pale gray with orange clayey SAND	12								
				SPT 7	4-6-8 (14)						
15											
		(SP-SC) Loose pale gray and tan SAND with clay	18	SPT 8	3-3-4 (7)						
20											
			22								
		(CH) Stiff green, gray, and orange CLAY with sand and trace limestone		SPT 9	1-3-7 (10)						
25											
		Very hard LIMESTONE	26								
				SPT 10	18-47-50/3" 97/9"						
30		Bottom of borehole at 30.0 feet.	30								>>>

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BORING NUMBER B-4

CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 1/4/16 **COMPLETED** 1/4/16

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ **AT TIME OF DRILLING** NE

LOGGED BY WDI **CHECKED BY** BAP

▽ **ESTIMATED SEASONAL HIGH** 21.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0											20 40 60 80
		(SP-SC) Very loose to loose orangish brown SAND with clay		SPT 1	6-4-3 (7)						
				SPT 2	1-2-1 (3)						
5		Weight-of-hammer from approximately 4.5 ft to 5 ft		SPT 3	1-0-1 (1)						
			7	SPT 4	1-1-2 (3)						
		(SP-SC) Very loose to loose brown SAND with clay		SPT 5	1-2-2 (4)						
10				SPT 6	1-2-2 (4)						
				SPT 7	2-2-3 (5)						
15				SPT 8	2-4-5 (9)						
20			22	SPT 9	4-5-7 (12)				41	28	
25		(SC) Medium dense gray and brown very clayey SAND		SPT 10	5-5-6 (11)						
30		Bottom of borehole at 30.0 feet.	30								

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BORING NUMBER B-5

CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 1/4/16 COMPLETED 1/4/16

GROUND ELEVATION HOLE SIZE

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ AT TIME OF DRILLING NE

LOGGED BY WDI CHECKED BY BAP

▽ ESTIMATED SEASONAL HIGH >22.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0											20 40 60 80
5		(SP-SC) Very loose orangish brown SAND with clay		SPT 1	3-2-1 (3)						
				SPT 2	1-1-1 (2)						
				SPT 3	1-1-1 (2)						
				SPT 4	1-1-2 (3)						
			8.5	SPT 5	2-2-2 (4)						
10		(SC) Loose to medium dense gray and brown clayey SAND		SPT 6	6-7-8 (15)						
15				SPT 7	3-3-5 (8)						
			18								
20		(SC) Medium dense pale gray and orange clayey SAND with limestone		SPT 8	3-5-9 (14)						
			22.5								
		Bottom of borehole at 22.5 feet. Boring terminated due to hard drilling.		SPT 9	50/0"						>>

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BORING NUMBER B-6

CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 1/4/16 **COMPLETED** 1/4/16

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ **AT TIME OF DRILLING** NE

LOGGED BY WDI **CHECKED BY** BAP

▽ **ESTIMATED SEASONAL HIGH** 12.0 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0											20 40 60 80
5		(SP-SC) Very loose to loose orangish brown SAND with clay		SPT 1	4-4-2 (6)						
				SPT 2	2-1-1 (2)						
				SPT 3	1-1-1 (2)						
				SPT 4	1-1-2 (3)						
				SPT 5	1-2-2 (4)						
10				SPT 6	3-3-3 (6)						
			12.5								
15		(CH) Firm to stiff pale gray, green, and orange CLAY with sand		SPT 7	4-6-7 (13)						
20				SPT 8	3-4-4 (8)						
			22								
25		(SC) Loose pale gray with orange clayey SAND		SPT 9	2-3-4 (7)						
30			30	SPT 10	2-3-3 (6)						
		Bottom of borehole at 30.0 feet.									

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BORING NUMBER B-7

CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 1/4/16 **COMPLETED** 1/5/16

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ **AT TIME OF DRILLING** NE

LOGGED BY WDI **CHECKED BY** BAP

▽ **ESTIMATED SEASONAL HIGH** 6.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0											20 40 60 80
		(SP-SC) Very loose orangish brown SAND with clay		SPT 1	1-1-1 (2)						
		Weight-of-hammer from approximately 3 ft to 3.5 ft	4	SPT 2	1-0-1 (1)						
5		(SC) Medium dense pale gray and orange clayey SAND with cemented sand		SPT 3	5-6-6 (12)						
	▽		7	SPT 4	4-6-8 (14)						
		(CH) Firm to stiff green with orange and red CLAY		SPT 5	5-8-7 (15)	122	26	96	88	54	
10				SPT 6	8-7-8 (15)						
15				SPT 7	2-3-4 (7)						
		(SC) Medium dense pale gray clayey SAND	17								
20				SPT 8	3-5-6 (11)						
25				SPT 9	4-6-9 (15)						
30			30	SPT 10	7-6-9 (15)						
		Bottom of borehole at 30.0 feet.									

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BORING NUMBER B-8

CLIENT CHW Professional Consultants

PROJECT NAME Legacy Park Phase I

PROJECT NUMBER 12624

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 1/4/16 **COMPLETED** 1/5/16

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ **AT TIME OF DRILLING** NE

LOGGED BY WDI **CHECKED BY** BAP

▽ **ESTIMATED SEASONAL HIGH** 11.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0											20 40 60 80
		(SP-SM) Very loose brown SAND with silt									
		(SP-SC) Very loose orangish brown SAND with clay	1.5	SPT 1	1-1-1 (2)						
		Weight-of-hammer from approximately 3 ft to 3.5 ft		SPT 2	1-0-1 (1)						
5				SPT 3	1-1-1 (2)						
			7	SPT 4	1-2-2 (4)						
		(SC) Loose light brown with orange clayey SAND		SPT 5	4-4-4 (8)						
10				SPT 6	4-4-5 (9)						
		▽	12								
		(CH) Stiff green with orange CLAY with sand		SPT 7	3-5-5 (10)						
15											
				SPT 8	4-4-6 (10)						
20			21								
		(SC) Medium dense pale gray clayey SAND with lenses of green clay		SPT 9	4-5-7 (12)						
25											
				SPT 10	6-8-8 (16)						
30		Bottom of borehole at 30.0 feet.	30								

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5.3 Laboratory Results



SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 12624

Project Name: Legacy Park Phase I

ASTM D2216, D1140, D4318

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Coefficient of Permeability (ft/day)	Unified Soil Classification
P-13	8-10	Orangish Brown Clayey SAND	12	--	--	--	22	--	SC
P-8	6-8	Orangish Brown Clayey SAND	11	--	--	--	14	--	SC
P-17	4-6	Orangish Brown Clayey SAND	8.1	--	--	--	12	--	SC
P-4	6-9	Brown SAND with Silt	6.1	--	--	--	9.5	11	SP-SM
P-7	3-5	Orangish Brown Clayey SAND	11	--	--	--	14	1.3	SC
P-2	8-10	Orangish Brown SAND with Clay	5.6	--	--	--	8.1	31	SP-SC
P-9	13-15	Dark Brown Clayey SAND	12	--	--	--	15	0.5	SC
P-16	4-6	Brown with Orange Clayey SAND with Rock Fragments	13	--	--	--	19	--	SC
P-9	3.5-4.5	Orangish Brown Clayey SAND	11	--	--	--	14	1.1	SC
R-7	5.5-6.0	Tan, Brown, and Orange Very Clayey SAND with Rock Fragments	27	57	28	29	39	--	SC
R-11	7.0-7.5	Gray, Green, and Orange Very Clayey SAND	24	--	--	--	43	--	SC
B-1	4.0-5.5	Green, Orange, and Red CLAY with Sand	47	85	32	53	71	--	CH
B-7	7.0-8.5	Green with Orange and Red CLAY	54	122	26	96	88	--	CH
B-4	23.5-25	Gray and Brown Very Clayey SAND	28	--	--	--	41	--	SC



Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 12624A

Project Name: Legacy Park Phase 1

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Hydraulic conductivity (ft/day)	Unified Soil Classification
P-19	3-5	Orangish Brown Silty SAND with Clay	16				17	1.1	SM-SC
P-20	1-3	Orangish Brown Silty SAND with Clay	14				17	0.3	SM-SC
P-23	2-5	Orangish Brown SAND with Clay	5.2				7.6	24	SP-SC
P-24	2-5	Orangish Brown SAND with Clay	5.7				7.5	9.9	SP-SC
P-23	17.5-18	Gray and Orange Very Clayey SAND	25				34		SC
P-26	16-16.5	Orangish Brown Sandy CLAY with Trace Limestone	30				56		CL/CH
P-26	22-22.5	Orangish Brown Sandy CLAY with Trace Limestone	36				60		CL/CH
P-20	10-10.5	Green and Orange CLAY with Sand	53				82		CL/CH

5.4 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3$		GW	Well graded GRAVEL
		Less than 5% fines	$Cu < 4$ and/or $1 > Cc > 3$		GP	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		GM	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		GC	Clayey GRAVEL
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands	$Cu \geq 6$ and $1 \leq Cc \leq 3$		SW	Well graded SAND
		Less than 5% fines	$Cu < 6$ and/or $1 > Cc > 3$		SP	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		SP-SM	SAND with silt
		5% ≤ fines < 12%	Fines classify as CL or CH		SP-SC	SAND with clay
		Sand with fines	Fines classify as ML or MH		SM	Silty SAND
		12% ≤ fines < 30%	Fines classify as CL or CH		SC	Clayey SAND
		Sand with fines	Fines classify as ML or MH		SM	Very silty SAND
		30% fines or more	Fines classify as CL or CH		SC	Very clayey SAND
FINE-GRAINED SOILS 50% or more passes the No. 200 sieve	Clays	inorganic	$50\% \leq \text{fines} < 70\%$		CL/CH	Sandy CLAY
			$70\% \leq \text{fines} < 85\%$		CL/CH	CLAY with sand
			fines ≥ 85%		CL/CH	CLAY
	Silts and Clays Liquid Limit less than 50	inorganic	PI > 7 and plots on/above "A" line		CL	Lean CLAY
			PI < 4 or plots below "A" line		ML	SILT
		organic	Liquid Limit - oven dried < 0.75		OL	Organic clay
			Liquid Limit - not dried		OL	Organic silt
	Silts and Clays Liquid Limit 50 or more	inorganic	PI plots on or above "A" line		CH	Fat CLAY
			PI plots below "A" line		MH	Elastic SILT
		organic	Liquid Limit - oven dried < 0.75		OH	Organic clay
			Liquid Limit - not dried		OH	Organic silt
HIGHLY ORGANIC SOILS		Primarily organic matter, dark in color, and organic odor			PT	PEAT

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS, N	RELATIVE DENSITY		No. OF BLOWS, N	CONSISTENCY
SANDS:	0 - 4	Very Loose	SILTS & CLAYS:	0 - 2	Very Soft
	5 - 10	Loose		3 - 4	Soft
	11 - 30	Medium dense		5 - 8	Firm
	31 - 50	Dense		9 - 15	Stiff
	OVER 50	Very Dense		16 - 30	Very Stiff
				31 - 50	Hard
	No. OF BLOWS, N	RELATIVE DENSITY		OVER 50	Very Hard

No. OF BLOWS, N	RELATIVE DENSITY
0 - 8	Very Soft
9 - 18	Soft
LIMESTONE: 19 - 32	Moderately Hard
33 - 50	Hard
OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location
of SPT
Sample



Location
of Auger
Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:	Greater than 300 mm
COBBLES:	75 mm to 300 mm
GRAVEL:	Coarse - 19.0 mm to 75 mm
	Fine - 4.75 mm to 19.0 mm
SANDS:	Coarse - 2.00 mm to 4.75 mm
	Medium - 0.425 mm to 2.00 mm
	Fine - 0.075 mm to 0.425 mm
SILTS & CLAYS:	Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger and SPT Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger and SPT borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

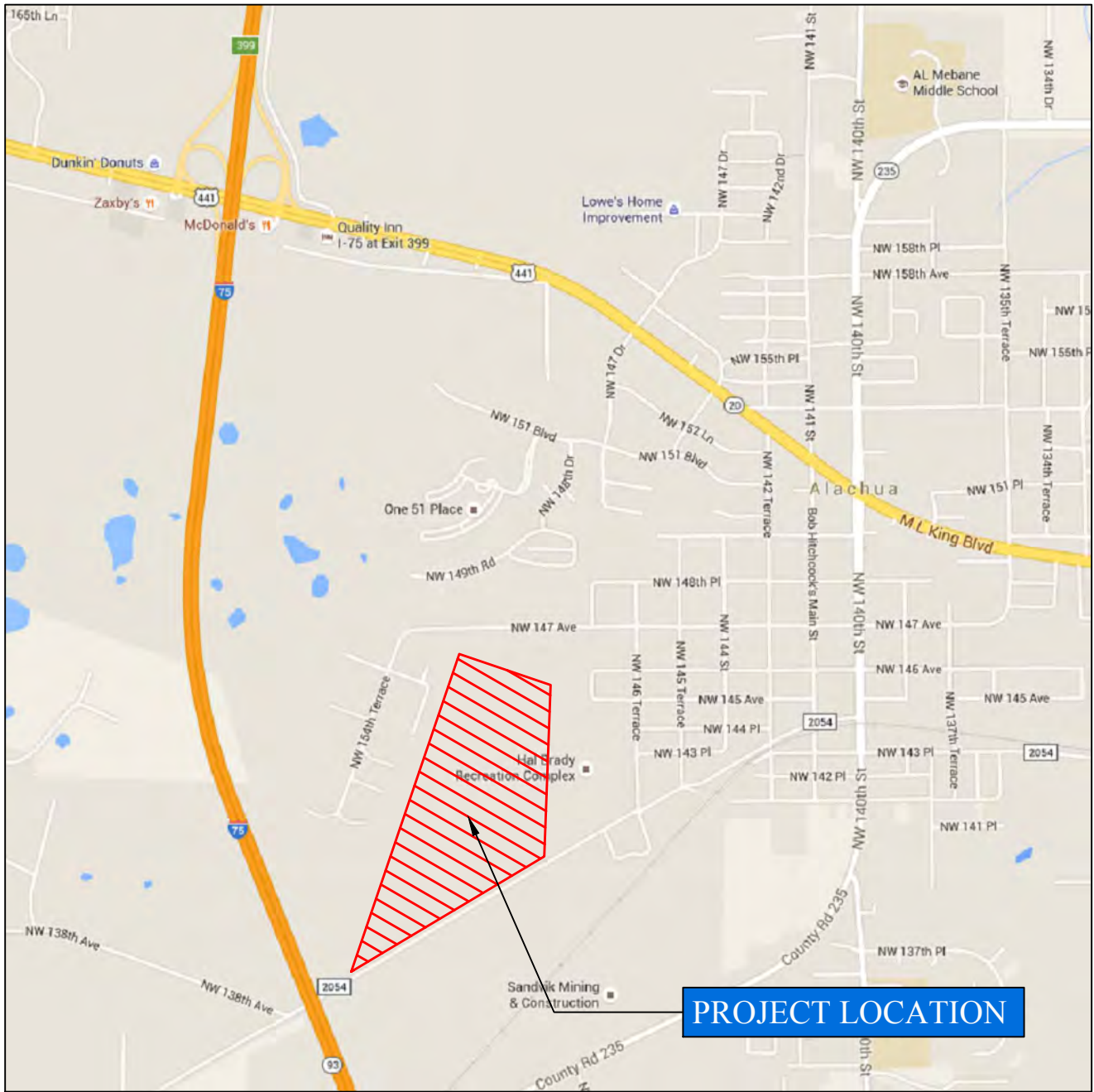
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



LEGACY PARK PHASE I
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 12624A

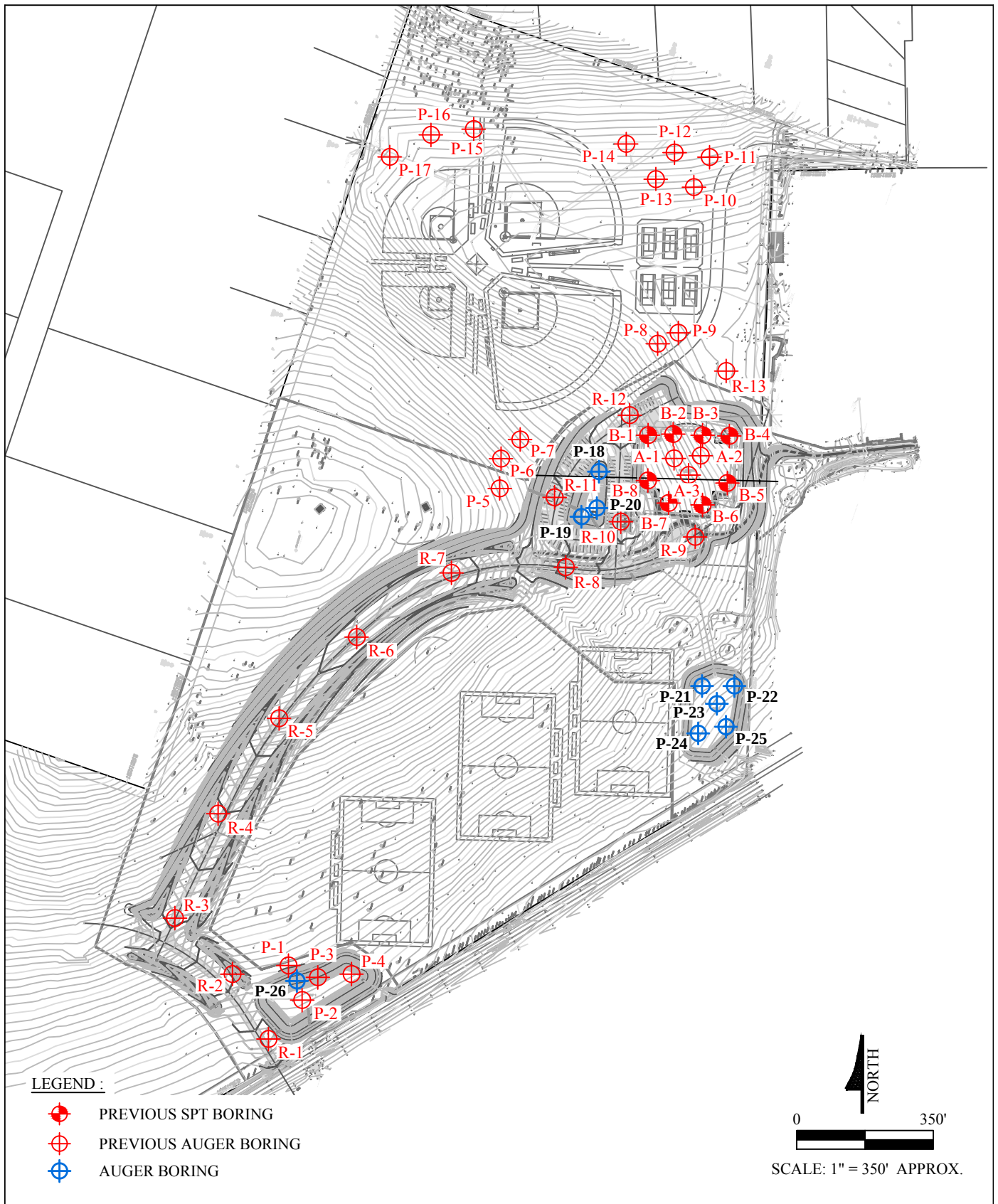
PROJECT SITE LOCATION MAP

DESIGNED BY : JEG
CHECKED BY : KLH
DRAWN BY : JMG



FIGURE

1



LEGACY PARK PHASE I
 ALACHUA, ALACHUA COUNTY, FLORIDA
 GSE PROJECT NO. 12624A

SITE PLAN SHOWING APPROXIMATE
 LOCATIONS OF FIELD TESTS

DESIGNED BY : JEG
 CHECKED BY : KLH
 DRAWN BY : JMG



FIGURE
 2

ADVERTISING

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Letters, comments and op-
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INSIDE ALACHUA COUNTY TODAY...

CHURCH
DIRECTORY...A3
CLASSIFIEDS..B1
EVENTS.....A3
JOBS.....B3
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SERVICES
DIRECTORY...B4



Jesse says,
"Frustration is
trying to find
your glasses
without your
glasses."

Charles Gardner Guynn (Tony) cousins, nephews and nieces.
passed away July 6, 2018.

Mr. Guynn was
the only son of the
late Ellis and Louise
Guynn.

He is survived by
his son, Garner Guynn
of Colorado and three
sisters; Gail Guynn
of Fort Lauderdale,
Florida, Sue Cowden
of Fort White, Florida,
and Elise Hitchcock of
Florida.



GUYNN

EXPANSION:

Continued from page A1

WWTF will double capacity by 2020

Mittauer's Vice
President Tim Norman
and Certified Building
Contractor Greg Lang
addressed commissioners
to review the high points
of an agreement between
the two entities to begin the
expansion process.

"The City's WWTF is
currently rated for 240,000
gallons per day," said Lang.
"The city is at 75-80 percent
of capacity, which is the
time to consider designing
and implementing the
expansion of the facility,"
he said. The expanded
system will double capacity
to 480,000 gallons per day
at a cost of \$3 million.

Mittauer's agreement is
broken up into two phases;
the first of which is design
& permitting. "The cost
to complete that phase will
be \$290,000," said Lang,
"which would be offset
by the Wastewater Impact
Fees the City has been
collecting." Lang added
there is a "shelf-life" to
these fees. "They must
be spent or returned to the
customer by seven years
if they are not used by the
City," he said.

The second phase of the
project is the construction
phase. "We have spoken
with the Water Management
District and they seem in
favor of funding this type
of project with springs
funding," he said. The fact
that the City is taking septic
tanks offline and hooking
them into the WWTF, in
addition to the city's recent
growth have made it a
desirable project for them
to fund.

Lang pointed out that
there would be an additional
\$270,000 in services due
during construction. "This
is a two-year process,"
he said. "It should be
completed by 2020."

Following questions
from commissioners, the
Engineering Services
Agreement with Mittauer
& Associates was approved
and signed by High Springs
Mayor Scott Jamison.

"This is something I
have been waiting for a
long time," said Jamison.
"I knew we were coming

to this point and wanted to
get going with it as soon as
everything was in place."

#

Email cwalker@
alachuatoday.com



City of ALACHUA

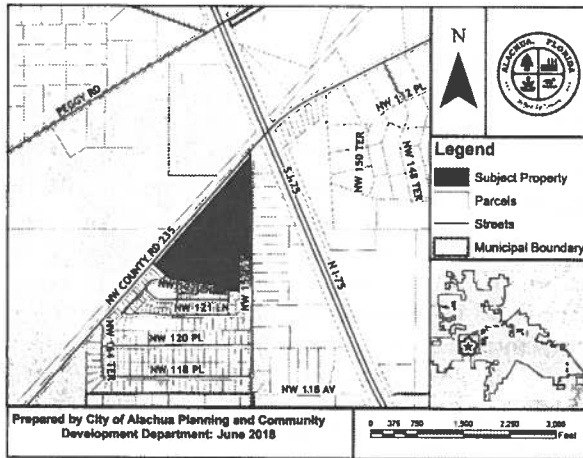
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of
Alachua will hold a public hearing on a proposed ordinance. The
hearing will be held on August 13, 2018, at 6:00 p.m., in the James
A. Lewis Commission Chambers in City Hall, located at 15100 NW
142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 18-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA,
RELATING TO THE AMENDMENT OF THE OFFICIAL
ZONING ATLAS; AMENDING THE OFFICIAL ZONING
ATLAS FROM PLANNED UNIT DEVELOPMENT ("PUD")
TO PLANNED DEVELOPMENT - RESIDENTIAL ("PD-R")
ON APPROXIMATELY 45.14 ACRES; LOCATED NORTH OF
SAVANNAH STATION PHASE I, EAST OF COUNTY ROAD
235, AND WEST OF NW 157TH STREET; A PORTION OF
TAX PARCEL NUMBER 03905-002-000 AND A PORTION OF
TAX PARCEL NUMBER 03980-002-001; REPEALING ALL
ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.



AFFIDAVIT FOR POSTED LAND USE SIGN

I Joel Hudelleston, POSTED THE LAND USE
SIGN ON 7/26/2018 FOR THE Legacy Park Phase 2A Site Plan (8/14/18 PZB)
(name) (date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(signature)

3
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

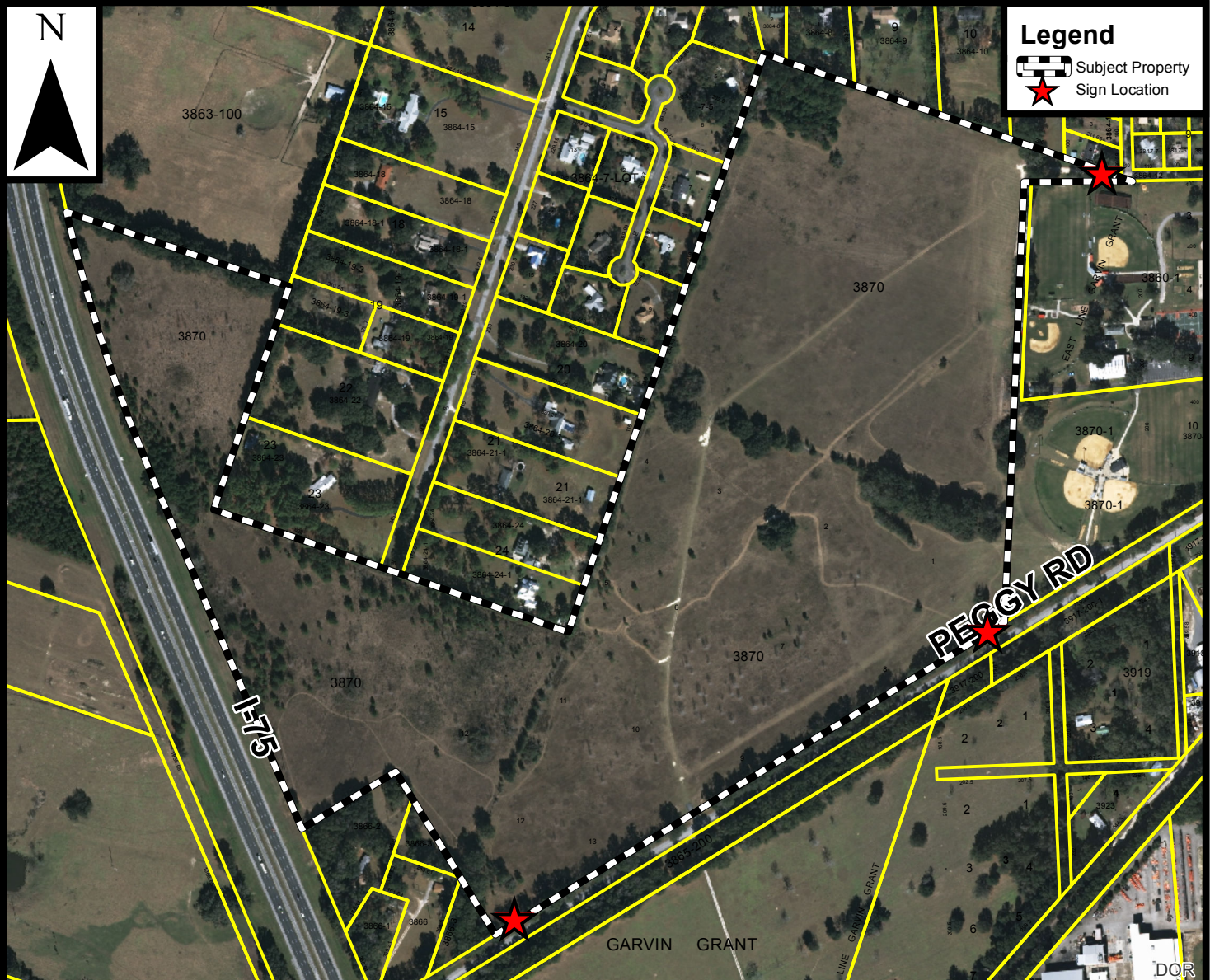
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.



Legacy Park, Phase 2A Site Plan



Prepared by the City of Alachua
Planning & Community Development Department
Prepared May 2018

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 200 400 800
Feet



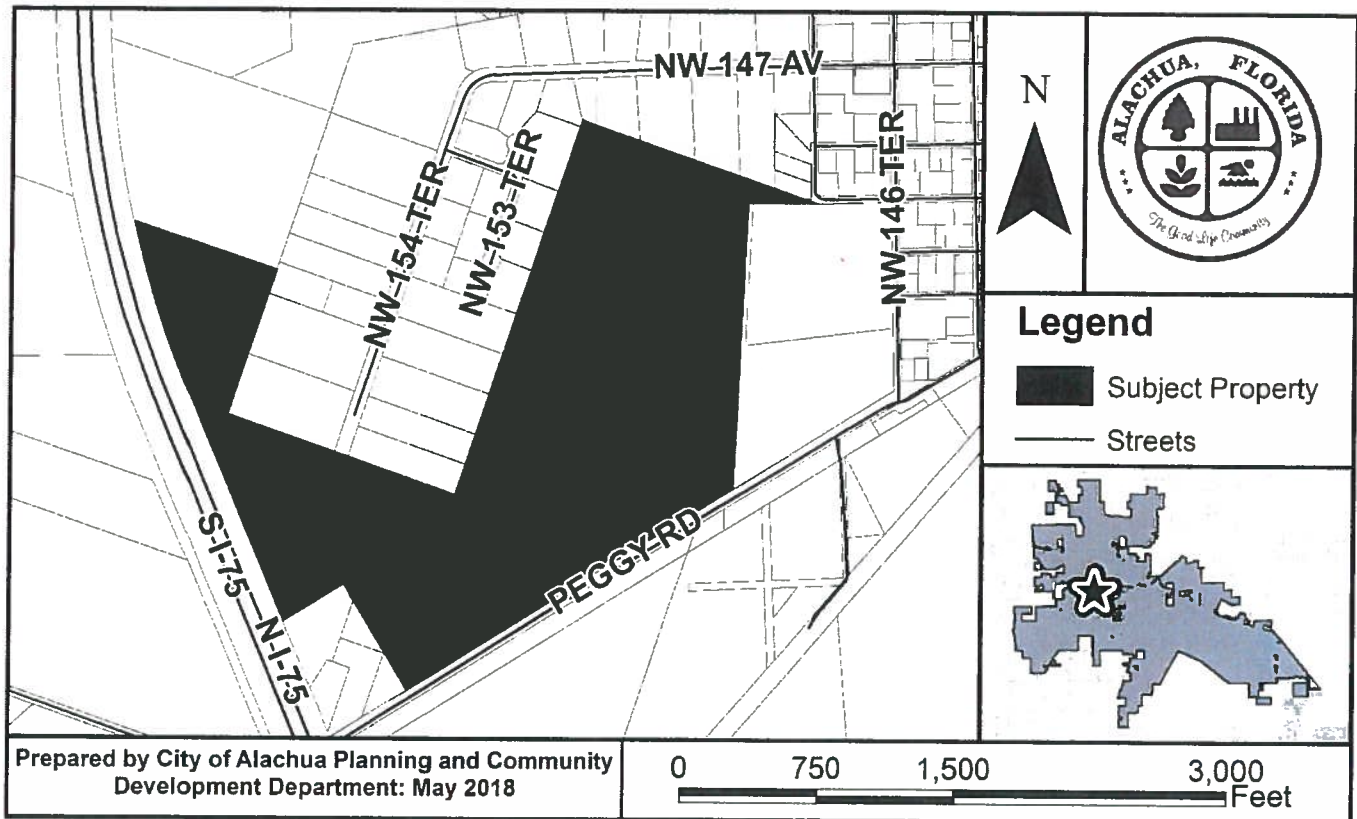
THE GOOD LIFE COMMUNITY

mailed 7/30/2018

(KC)

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on August 14, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the City of Alachua, property owner, for consideration of a Site Plan for the construction of an amphitheater with stage and canopy structure, two (2) multipurpose fields, concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements on a ± 105.68 acre subject property, consisting of a ± 17.83 acre project area, located at 15400 Peggy Road; Tax Parcel Number 03870-000-000; FLUM: Recreation; Zoning: Governmental Facilities (GF).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03818-000-000
MURRAY MELANIE RAE TRUST...
14702 NW 146TH AVE
ALACHUA, FL 32615

03864-004-000
LYND DONALD W & GAIL E
PO BOX 2164
ALACHUA, FL 32616-2164

03924-000-000
KIRKLAND, W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03864-007-004
BUTTRAM MARTIN J & DEBRA J
PO BOX 1691
ALACHUA, FL 32616-1691

03817-004-000
KROESSER, CAROLYN H
PO BOX 963
HAWKINSVILLE, GA 31036-0963

03864-121-000
SOUTHCARE NURSING CENTE...
7425 OLD YORK RD
ELKINS PARK, PA 19027

03864-011-000
CREWS & CREWS CO-TRUSTE...
PO BOX 1061
ALACHUA, FL 32616-1061

03864-024-000
ZAMORA AMIE & FELIX
14211 NW 154TH TER
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03870-000-000
CITY OF ALACHUA
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ALACHUA, FL 32616

03864-019-003
LEWIS, F A
771 TURKEY CREEK
ALACHUA, FL 32615

03817-001-000
KERSEY, J A
8733 NW 181ST PL
IRVINE, FL 32686

03864-020-000
CHANNING, EDWARD
14319 NW 154TH TER
ALACHUA, FL 32615

03864-008-000
AUSTIN ANN CELLON TRUSTEE
PO BOX 1077
ALACHUA, FL 32615

03864-007-001
,

03864-022-000
HUNTER SHIRLEY T
PO BOX 1646
ALACHUA, FL 32616

03864-007-005
KLEIN & KLEIN
14523 NW 153RD TER
ALACHUA, FL 32615-4869

03864-007-008
,

03865-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03860-001-000
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ALACHUA, FL 32616-0009

03864-012-004
MAILBEN, ROBERT
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GAINESVILLE, FL 32603

03817-003-000
DEES DOUGLAS DUANE
14511 NW 148TH ST
ALACHUA, FL 32615-8652

03864-026-002
MARTIN, BRYAN JOSEPH & KRI...
14191 NW 166TH TER
ALACHUA, FL 32615

03818-006-000
MURPHY & MURPHY & PAYNE
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ALACHUA, FL 32616-0303

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03864-012-003
WOLF, DAVID B
PO BOX 1694
Alachua, FL 32616

03864-010-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03864-007-011
KIMBER CLAIRE
14410 NW 153RD TER
ALACHUA, FL 32643

03864-004-001
DEWIL MOIRA
15114 NW 147TH AVE
ALACHUA, FL 32615

03866-003-000
LUMPKIN, O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615

03866-000-000 LUMPKIN O A JR & JOYCE 15716 PEGGY RD ALACHUA, FL 32615-5455	03864-009-000 MARACIC, MATTHEW L 14904 NW 147TH AVE ALACHUA, FL 32615	03864-018-000 MULLINS JAMES C JR & CARLA ... 14412 NW 154TH TER ALACHUA, FL 32615
03864-019-001 PELTCS FREDRICK M & ELAINE 14318 NW 154TH TER ALACHUA, FL 32615-8648	03864-012-002 KING & SAXTON 14516 NW 148TH ST ALACHUA, FL 32615	03864-023-000 HAMMOND HERBERT & JUDY 14204 NW 154TH TER ALACHUA, FL 32615
03917-200-001 HUNTER, BILLY RAY & CHRISTI... 14905 PEGGY RD ALACHUA, FL 32615-5451	03917-200-000 CSX TRANSPORTATION INC 500 WATER ST TAX DEPARTME... JACKSONVILLE, FL 32202-4423	03865-200-000 CSX TRANSPORTATION INC 500 WATER ST TAX DEPARTME... JACKSONVILLE, FL 32202-4423
03864-008-001 MALLARD, DEBORAH N 15115 NW 147TH AVE ALACHUA, FL 32615	03866-001-000 MILLER MARTHA L LIFE ESTATE 15708 PEGGY RD ALACHUA, FL 32615-5455	03864-012-000 FLINCHUM DAVID G & RACHEL ... 14805 NW 147TH AVE ALACHUA, FL 32615
03864-012-001 WOLF, DAVID B PO BOX 1694 Alachua, FL 32616	03864-026-000 MARTIN BRYAN JOSEPH & KRIS... 14191 NW 166TH TER ALACHUA, FL 32615	03870-001-000 CITY OF ALACHUA PO BOX 9 ALACHUA, FL 32616-0009
03864-007-010 MATHIS F RICHARD & LINN J C... PO BOX 316 ALACHUA, FL 32616-0316	03817-002-000 SINGH, TARAMATTIE 4028 NW 166TH AVE GAINESVILLE, FL 32653	03864-007-007 ESPINOSA, RACHEL 14501 NW 153RD TER Alachua, FL 32615
03817-005-000 GOVINDAN & RAGHAVAN H/W 15139 NW 150TH RD APT 1103 ALACHUA, FL 32615	03864-005-000 ROSSOW THOMAS C & MARY L 15302 NW 147TH AVE ALACHUA, FL 32615	03864-003-001 GUYAN GREGORY E & JOANN 15018 NW 147TH AVE Alachua, FL 32615-8725
03866-002-000 GIBBS KARLA 15724 PEGGY RD ALACHUA, FL 32615-5455	03864-007-012 FAHERTY VIVIAN B 15325 NW 145TH PL ALACHUA, FL 32615	03864-020-001 COHEN & JOHANSSON H/W 14305 NW 154TH TER ALACHUA, FL 32615
03864-024-001 PENNEY & PENNEY JR 14203 NW 154TH TER ALACHUA, FL 32615	03873-000-000 TOMOKA HILLS FARMS INC 1301 DIXIANA DOMINO RD LEXINGTON, KY 40511	03864-024-000 ZAMORA AMIE & FELIX 14211 NW 154TH TER ALACHUA, FL 32615
03864-021-001 KRAMES WESLEY C & JAMIE L 14219 NW 154TH TER ALACHUA, FL 32615	03864-018-001 HANCOCK DOUGLAS REID & T... 14404 NW 154TH TER ALACHUA, FL 32615	03864-019-000 LEWIS F A & DIANE PO BOX 1421 ALACHUA, FL 32616-1421

03864-007-003
FOREMAN ELBERT LEE & EUG...
PO BOX 362
ALACHUA, FL 32616-0362

03864-007-009
DAMPIER, CHESTER LANNIS
4281 REYNOSA ST
PENSACOLA, FL 32504

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616-1259

03817-000-000
CRANE & MACDOUGALL
14713 NW 146TH AVE
ALACHUA , FL 32615

03817-007-000
WOLF DAVID B
PO BOX 1694
ALACHUA, FL 32616

03817-006-000
HARRIS W T & PATSY
PO BOX 87
ALACHUA, FL 32616-0087

03864-026-001
KNIGHT & PUTZ & PUTZ
1004 NE 5TH AVE
GAINESVILLE, FL 32601-5663

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

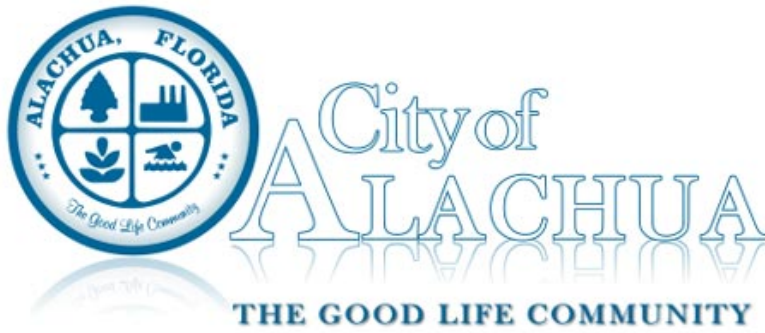
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
Interim County Manager
12 SE 1st Street
Gainesville, FL 32601



Board/Committee Agenda Item

MEETING DATE: 8/14/2018

SUBJECT: Small Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED AP of eda, inc., applicant and agent, for the Alachua County Housing Authority, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Medium Density Residential on a ±5.00 acre subject property. Consisting of Tax Parcel Number 03204-001-000 (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, LEED AP, of eda engineers-surveyors-planners, inc., agent for the Alachua County Housing Authority, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) from Agriculture to Medium Density Residential on an approximate 5 acre subject property (Tax Parcel 03204-001-000).

The subject parcels are current vacant lands located east of Merrillwood Subdivision and Hipp Way, and north of Alachua Forest subdivision.

The Medium Density Residential Land Use permits up to 8 (eight) dwelling units per acre, with a minimum density of 4 (four) dwelling units per acre. The following uses are allowed in the Medium Density Land Use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Supporting community services, such as schools, houses of worship, parks, and community centers

A related site-specific amendment to the Zoning Atlas has also been submitted, which proposes to amend the zoning designation to one compatible with the proposed Future Land Use designation.

ATTACHMENTS:

Description

- ▢ Staff Report
- ▢ Exhibit "A"- Staff Supporting Application Materials

- ▢ Application and Supporting Materials
- ▢ Public Notice Materials for 08/14/18 PZB Hearing
- ▢ Draft Alachua County Housing Authority Ordinance SSCPA



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

August 14, 2018

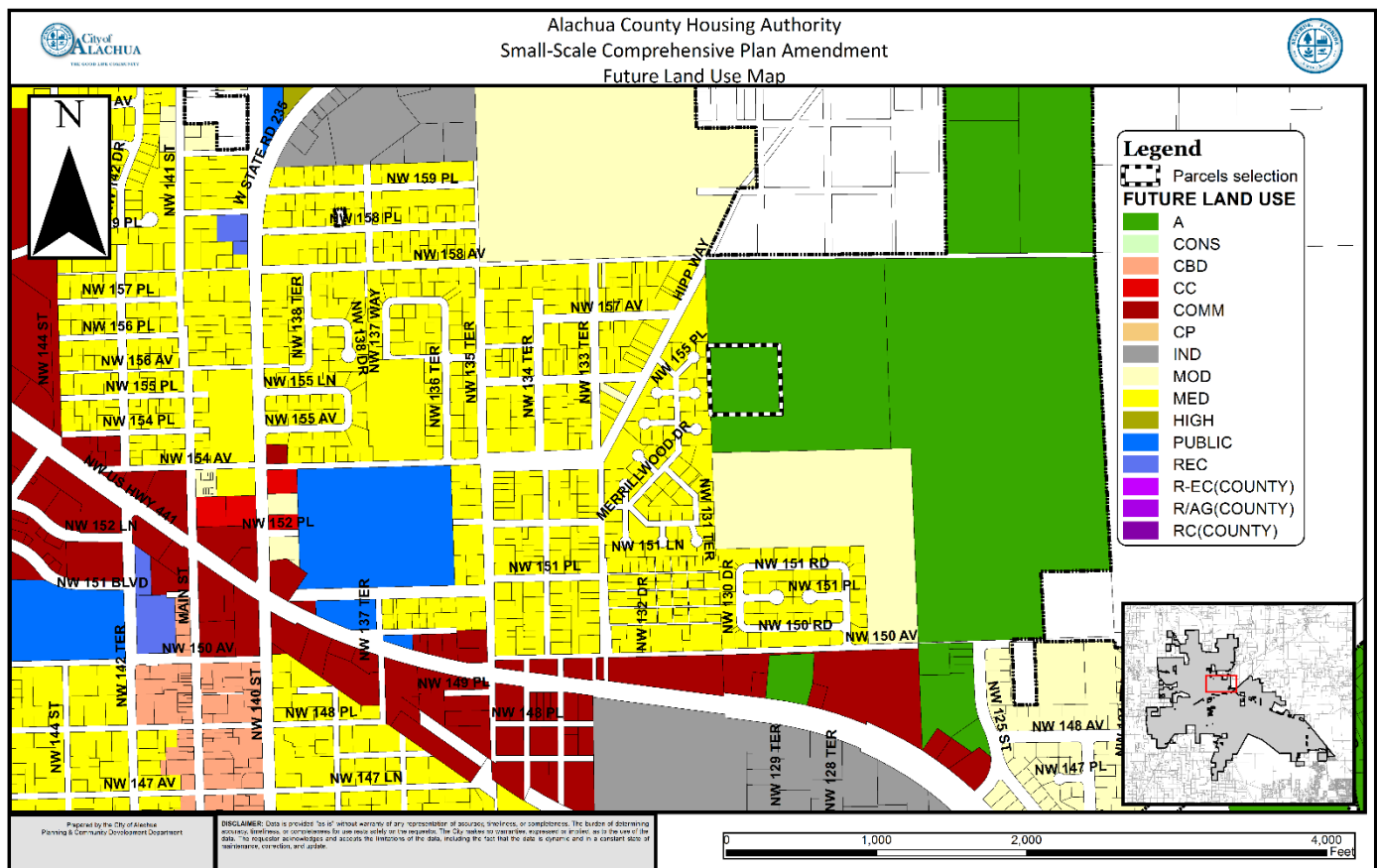
SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Agriculture to Medium Density Residential on an approximate ±5 acre subject property
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP of eda engineers-surveyors-planners, inc. (Applicant/Agent)
PROPERTY OWNER:	Alachua County Housing Authority
LOCATION:	East of Merrillwood Subdivision and Hipp Way, North of Alachua Forest
PARCEL ID NUMBER(S):	03204-001-000
ACREAGE:	±5.00
PROJECT PLANNER:	Adam J. Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Small Scale Comprehensive Plan Amendment to the City Commission, with a recommendation to approve.</i>

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, LEED AP, of eda engineers-surveyors-planners, inc., agent for the Alachua County Housing Authority, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) from Agriculture to Medium Density Residential on an approximate 5 acre subject property (Tax Parcel 03204-001-000).

The subject parcels are current vacant lands located east of Merrillwood Subdivision and Hipp Way, and north of Alachua Forest subdivision.

Map 1. Future Land Use Map with Subject Property



FLUM DESIGNATION COMPARISON

	Existing Designation	Proposed Designation
FLUM District:	Agriculture	Medium Density Residential
Max. Gross Density/ Intensity :	.2 d.u/ acre 1 dwelling unit	4-8 d.u./ acre 40 dwelling units
Floor Area Ratio:	NA	NA
Typical Uses*:	Agricultural operations, residential uses, supporting community services, agri- business	Single family conventional and attached dwelling units, accessory dwelling units, manufactured or modular homes, mobile homes within mobile home parks, duplexes and quadplexes, apartments and townhomes, live/work units, residential planned unit developments, traditional mixed use neighborhood planned developments, supporting community services
<i>* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs.</i>		

SURROUNDING USES

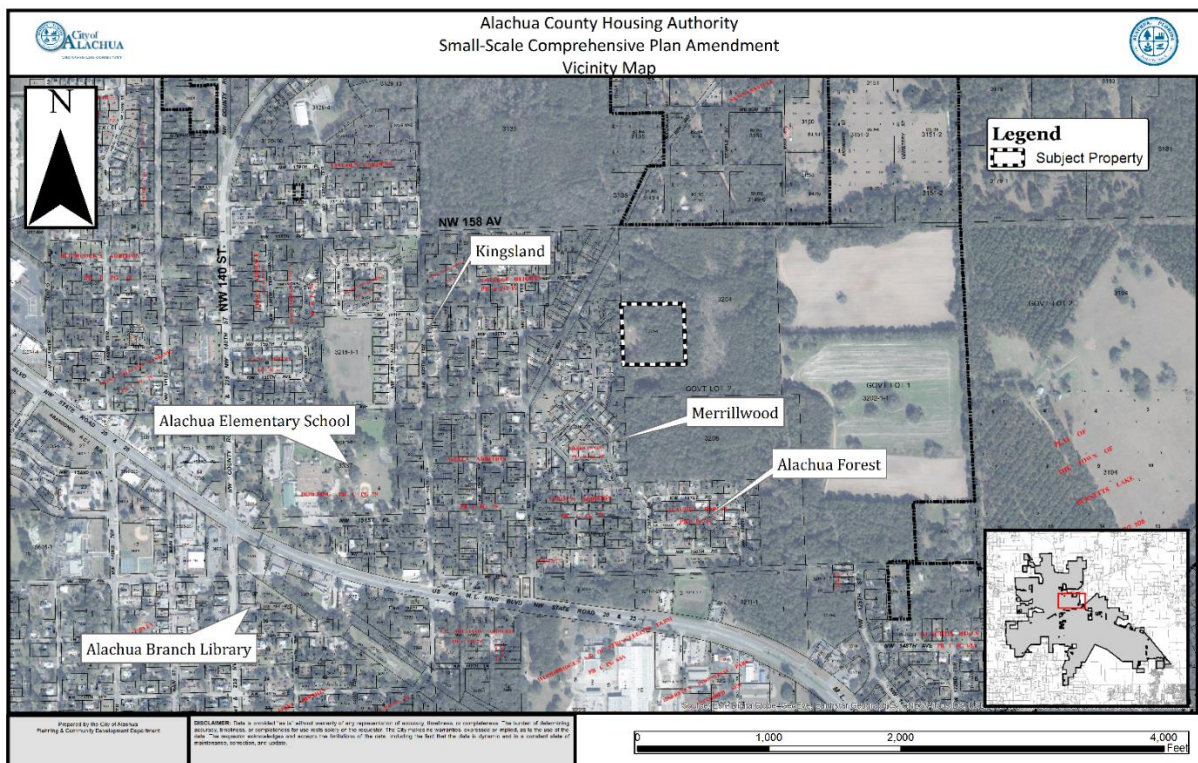
The subject property is located east of Merrillwood Subdivision and Hipp Way, and north of Alachua Forest subdivision.

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. Map 3 illustrates the amended FLUM Designation if the proposed amendment is approved. The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

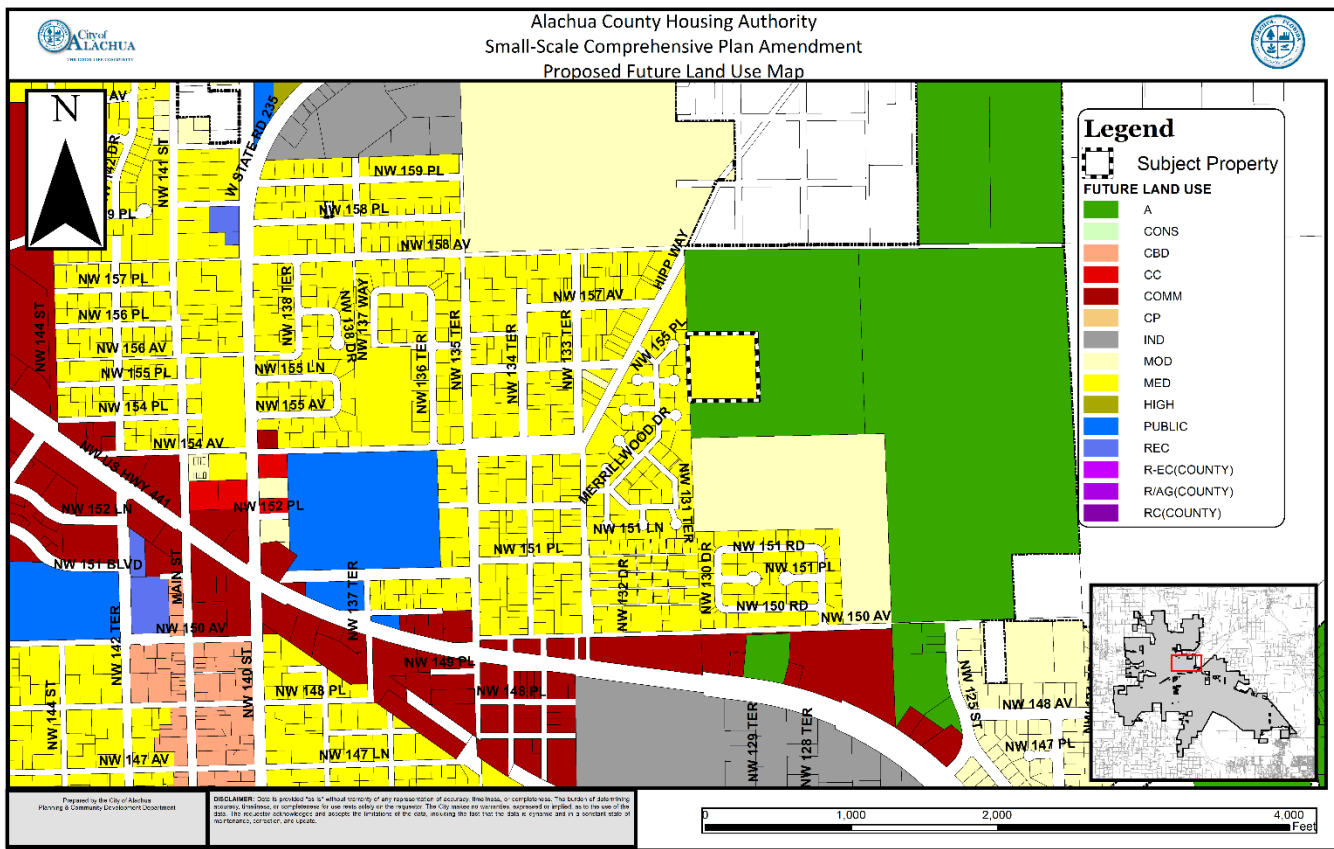
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant	Agriculture	A
South	Vacant	Agriculture and Moderate Density Residential	A
East	Vacant	Agriculture	A
West	Residential	Medium Density Residential	RSF-3

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Future Land Use Map



NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on June 20, 2018 at the City of Alachua Public Library to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Gainesville Sun. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant's minutes, there were no individuals from the public that attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

NEEDS ANALYSIS

Per Chapter 163.3177 (6)(a)4, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Shall provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,

- 2) Should allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population.
- 3) The minimum amount of land use required to accommodate the medium projections of the Office of Economic and Demographic Research for at least a 10-year planning period.

According the applicant, this application is intended to allow affordable residential options for the residents of the City of Alachua. The proposed amendment would contribute to a balance of uses that fosters vibrant, viable communities and economic opportunities, and will allow the operation of real estate markets to provide adequate choices for residents and businesses.

URBAN SPRAWL ANALYSIS

H.B. 7207 changed the requirements of “Urban Sprawl” as was previously defined by Rule 9J-5.003, F.A.C. and incorporated the thirteen primary indicators into Chapter 163.3177, Florida Statutes. Further, H.B. 7207 amended the requirements for Urban Sprawl by establishing eight “Urban Form” criteria which an amendment to the Future Land Use Map of the Comprehensive Plan must achieve. An amendment to the Future Land Use Map of the Comprehensive Plan need only meet four of the eight urban form criteria to not be considered urban sprawl. Those eight criteria are as follows:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
4. Promotes conservation of water and energy.
5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
6. Preserves open space and natural lands and provides for public open space and recreation needs.
7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

An evaluation of the eight urban form criteria is listed below. The applicant’s analysis of the eight urban form criteria is located in the materials submitted as an attachment to the

application. The applicant contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

- 1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

Comment: The subject property is located adjacent to existing residential development and in relatively close proximity to other residential and commercial areas.

- 2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

Comment: The subject property is located within the City's Wastewater and Potable Water service areas and will be required to connect to these systems.

- 3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

Comment: The subject property is located adjacent to existing residential uses. Further, a park (Criswell Park) and school (Alachua Elementary) are located in the general vicinity.

- 4. Promotes conservation of water and energy.**

Comment: The subject property is located adjacent to existing residential development. No substantial extensions or utility improvements are anticipated to be needed to serve this development.

- 5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**

Comment: No current agricultural activities take place on the property. By directing growth to lands adjacent to existing development and not under active agricultural activities, development pressure will be directed away from agricultural areas within the City.

- 6. Preserves open space and natural lands and provides for public open space and recreation needs.**

Comment: The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Comment: The proposed amendment requests a Future Land Use Map Designation that is consistent with adjacent and surrounding uses. The proposed amendment would be compatible with general growth patterns within the immediate vicinity, including multi-family and other residential uses.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

Comment: The proposed amendment would aid in creating infill development in the immediate vicinity, but as currently proposed would not constitute transit-oriented development or a new town.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Agriculture to Medium Density Residential. The Medium Density Residential FLUM Designations are consistent with the FLUM Designations in the surrounding area. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element
- Housing Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre):
The medium density residential land use category allows

residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Supporting community services, such as schools, houses of worship, parks, and community centers

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on

individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

GOAL 4: Infill and Redevelopment Standards:

The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 5.1: Natural features:

The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone

area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Transportation Element

GOAL 1:

Provide for a traffic circulation system, which serves existing and future land uses.

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Objective 1.2: Access Management

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Objective 1.3: Parking

The City shall require innovative parking lot design for multiple-family and non-residential developments, including the provision of bicycle parking, pedestrian-friendly design, and landscaping.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

GOAL 2: Solid Waste

The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

GOAL 3: Stormwater

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

GOAL 5: Natural Groundwater Aquifer Recharge

Objective 5.1:

The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Conservation and Open Space Element

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.

- Policy 1.5.b: The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in “The Florida Stormwater, Erosion, and Sedimentation Control Inspector’s Manual”.
- Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 1.5.e: The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques

Housing Element

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community’s physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

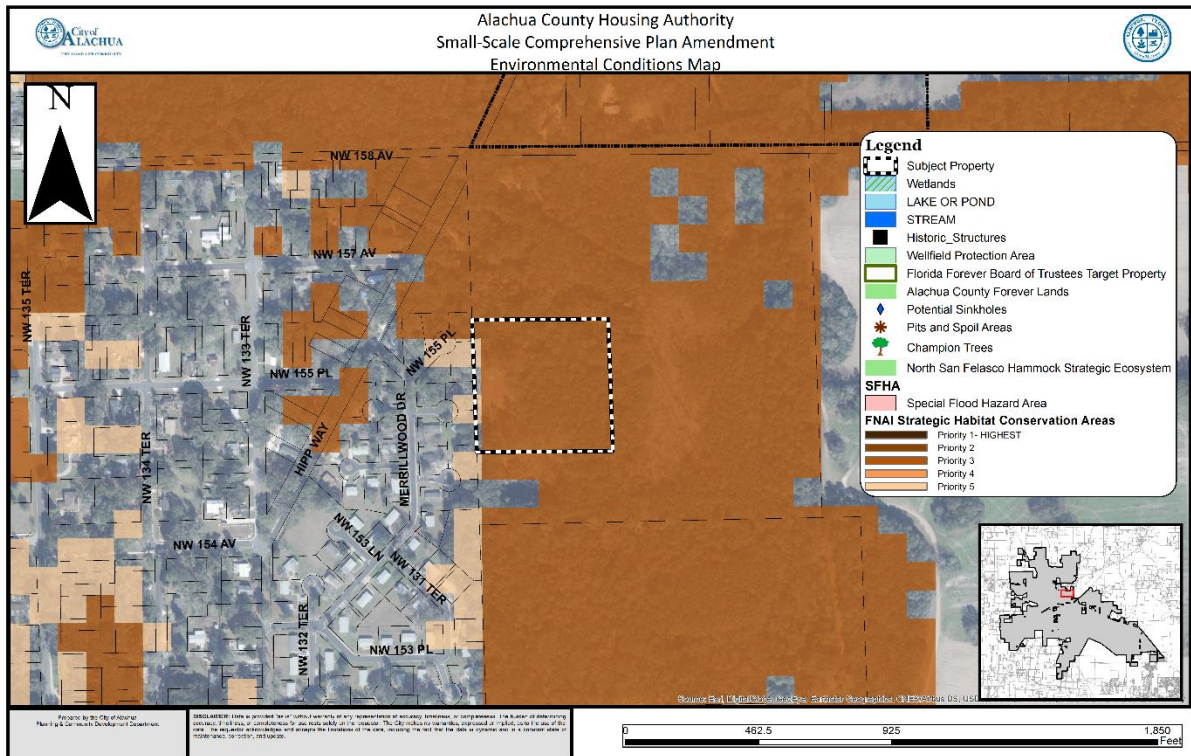
OBJECTIVE 1.1: Provision of Safe, Affordable, Quality Housing

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to the National Wetlands Inventory, there are no potential wetlands located on the subject property.

Evaluation: If wetlands are identified on subject property the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations will protect those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The site does contain habitat identified as Priority 4 for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Evaluation: The FNAI Strategic Conservation Area Map is not intended for use in a regulatory decision, but only as a general indication that regulated plant or animal species may be present. No species identified as endangered, threatened, or of special concern have been observed on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil type found on the subject property:

Gainesville Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained, surface runoff is slow, and permeability is rapid at the surface. This soil type poses only slight limitations for homes without basements.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is nearly level to gently sloping, well drained soil and permeability is rapid at the surface, while surface runoff is slow. This soil type poses slight limitations for dwellings.

Evaluation: The soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 12001C0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes are located on the subject property.

Evaluation: Based on the best available data (Alachua County Environmental Protection Department), there are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Current FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Medium Density Residential
Max. Gross Density:	.2 d.u./ acre	8 d.u./ acre
Floor Area Ratio:	NA	NA
Maximum Density/ Intensity:	1 dwelling unit	40 dwelling units

If approved the proposed amendment would result in the potential for 39 more dwelling units. The analysis of each public facility provided below represents an analysis of the gross new impacts (40 dwelling units) generated by the amendment.

At present, the additional impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 5. Proposed Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multi-Family Residential ² (ITE Code 220)	293 (146/146)	20 (4/16)	27 (18/9)
Totals	293		27

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 7.32 trips per d.u. x 40 (50% entering/50% exiting); AM Peak Hr – .51 trips per d.u. x 40 (20% entering/80% exiting); PM Peak Hr – .62 per d.u. x 40 (65% entering/35% exiting).

Table 6. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 3/4 (16) ¹
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,425
Available Capacity ⁴	25,696
Projected Net Change in Daily Trips	293
Residual Capacity after Proposed Amendment⁵	25,403
PM Peak Hour Traffic Analysis	US 441 Segment 3/4 (16) ¹
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	199
Available Capacity ⁴	2,146
Projected Net Change in PM Peak Hour Trips	27
Residual Capacity after Proposed Amendment⁵	2,119

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua July 2018 Development Monitoring Report.
⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The maximum potential daily trips will increase by approximately 293, and the maximum potential PM peak hour trips will increase by 27. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the listed roadway segments, and the impacts are therefore acceptable. This analysis is based on the net maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City’s transportation network will be reevaluated at site plan review or subdivision review.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	36,867
Projected Potential Potable Water Demand from Proposed Amendment **	11,000
Residual Capacity	1,188,133
Percentage of Permitted Design Capacity Utilized	48.34%
<i>Sources:</i> <i>* City of Alachua July 2018 Development Monitoring Report</i> <i>** 275 gallons per dwelling unit</i>	

Evaluation: This analysis is based on the net maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	32,839
Projected Potential Wastewater Demand from Proposed Amendment **	10,000
Residual Capacity	644,161
Percentage of Permitted Design Capacity Utilized	42.94%
<i>Sources:</i> <i>* City of Alachua July 2018 Development Monitoring Report</i> <i>**250 gallons per dwelling unit</i>	

Evaluation: This analysis is based on the net maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Net Demand Generated by Development ³	0.47
Residual Recreational Capacity After Impacts	66.88
Sources: ¹ City of Alachua May 2018 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2015; Policy 1.2.b, Recreation Element (Formula: 9,788 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 40 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.09 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.15 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	29.14%
Sources: ¹ Source: City of Alachua May 2018 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.52 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of recreational facilities; therefore, the increase in potential demand is acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,883.37	562.22
Projected Solid Waste Demand from Application ^{3,4}	367.12	67.00
New River Solid Waste Facility Capacity⁵	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year) ² City of Alachua July 2018 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 40 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2018		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable.

Public School Facilities Impacts

The Interlocal Agreement for Public School Facility Planning (ILA) was adopted by the School Board of Alachua County (SBAC), Alachua County, and the municipalities within Alachua County in 2008, and subsequently amended in 2012 and 2017.

Section 8 of the ILA establishes the school concurrency management system, and including the procedures and rules to implement the system. Section 8.5 of the ILA states:

“In coordination with the School Board, each Local Government will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology. The Local Government will issue a concurrency decision based on the School Board’s findings, where applicable, or in accordance with the annual report issued pursuant to Section 8.5.8 of this agreement.”

Sections 8.5.5 and 8.5.7 provide of the ILA for certification by the City of developments if an established threshold is not exceeded:

Section 8.5.5

“The School Board and Local Governments shall establish methods and procedures for concurrency review for all development plan approvals subject to school concurrency to determine whether there is adequate school capacity.

(a) Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected SCSA.

(b) The Local Government will determine if concurrency is met based on the School Boards findings for specific developments where applicable, or based on the thresholds established in the annual report issued pursuant to Section 8.5.8 of this Agreement.”

Section 8.5.7

“... The [annual] report shall identify projected available capacity by school type and concurrency service area and shall identify the threshold of student generation and size of associated developments within each concurrency service area that can be approved by Local Governments without requiring review by the School Board in order to ensure that adopted level of service standards will be maintained...”

For single-family residential development, the current threshold for single-family residential developments that may be certified by the City is 50 dwelling units. Since the development proposes less than 50 single-family residential dwellings, the project is under the established threshold for certification by the City.

Based upon the preceding, it has been determined that adequate school capacity presently exists to serve the proposed development. As this application constitutes a preliminary development order, facility capacity and concurrency will **not** be reserved.

**EXHIBIT “A”
TO
APPLICATION FOR A
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
ON BEHALF OF
ALACHUA COUNTY HOUSING AUTHORITY**

**SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 16, 2018

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Notice of Hearing to be Scheduled for:

- Alachua County Housing Authority Small Scale Comprehensive Plan Amendment (SSCPA)
- Alachua County Housing Authority Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On July 5, 2018 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that the applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **August 14, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday July 31, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 28, 2018

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for:
- Alachua County Housing Authority Small Scale Comprehensive Plan Amendment (SSCPA)
- Alachua County Housing Authority Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

The applications referenced above have been reviewed by the Development Review Team (DRT). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, July 9, 2018**. A total of three (3) copies of each application package, plans, and a CD containing a PDF of each application's supporting materials must be provided by this date.

Upon receipt of your revised applications, Staff will notify you of any remaining insufficiencies which must be resolved before the items may be scheduled for public hearings before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission(s) requires outside technical review by the City, your applications may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised applications are received by the date specified above, and if your response adequately addresses all DRT insufficiencies, hearings before the PZB may be scheduled for August 14, 2018.

Please address the following insufficiencies:

Small Scale Comprehensive Plan Amendment Application

1. *Concurrency Impact Analysis*
 - a. Page 10, Traffic: Please identify edition of ITE used to calculate trips generated by development.
 - b. Page 10, Traffic: Existing and reserved PM trips appears to be incorrect. Please verify.
 - c. Pages 11-12, Sanitary Sewer and Potable Water Impact: Please provide calculations for determining impacts
 - d. Page 12, Solid Waste: please provide calculations for proposed development impacts for solid waste concurrency.

- e. Page 13, Recreation: Acreage require to Service Demand Generated by Development appears to be 120% of total recreational acreage needed to serve development instead of the 20% required.

2. *Miscellaneous Comments*

- a. Please ensure that the submitted Neighborhood Workshop Notices are included in future submittals.

Rezoning Application

1. *Concurrency Impact Analysis*

- a. Page 12, Traffic: Please identify edition of ITE used to calculate trips generated by development.
- b. Page 12, Traffic: Existing and reserved PM trips appears to be incorrect. Please verify.
- c. Pages 13-14, Sanitary Sewer and Potable Water Impact: Please provide calculations for determining impacts
- d. Page 15, Solid Waste: please provide calculations for proposed development impacts for solid waste concurrency.
- e. Page 15, Recreation: Acreage require to Service Demand Generated by Development appears to be 120% of total recreational acreage needed to serve development instead of the 20% required.

2. *Standards for Site Specific Amendments to the Zoning Atlas*

- a. Section 2.4.2(E)(1)(k): *No adverse impact on the environment* – A portion of the subject property appears to contain Priority 3 FNAI Strategic Habitat. During the subdivision or site plan process which will follow the rezoning process, a professional environmental assessment must be completed to confirm the applicant's environmental evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

3. *Miscellaneous Comments*

- a. Please ensure that the submitted Neighborhood Workshop Notices are included in future submittals.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,



Adam Hall, AICP
Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 14, 2018

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:

- Alachua County Housing Authority Small Scale Comprehensive Plan Amendment (SSCPA)
- Alachua County Housing Authority Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On June 11, 2018 the City of Alachua received your applications for the Alachua County Housing Authority SSCPA and Rezoning which proposes the amendment of the Future Land Use Map from Agriculture to Medium Density Residential on Parcel No. 03204-001-000 and the amendment of the Official Zoning Atlas from RSF-3 and Agricultural to RMF-8 on Parcels No. 03204-001-000 and 03214-001-000 through 03214-069-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please submit this information by 5 PM on Tuesday, June 19, 2018 to ensure adequate staff time to review.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter, if necessary.

Please address the following for each application:

1. Concurrency Analysis
 - a. The application does not include any analysis of the project's impacts to the City's recreation facilities.
 - b. The application does not include any analysis of the project's stormwater impacts.

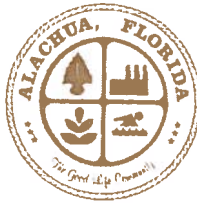
Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 12, 2018

Also sent by electronic mail to csweger@edaf1.com

Clay Sweger, AICP, LEED AP
eda, inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Response to Fee Waiver Request: Alachua County Housing Authority SSCPA and Rezoning Applications

Dear Mr. Sweger:

The City of Alachua is in receipt of your request for the waiver of the application fees for the Small Scale Comprehensive Plan Amendment (SSCPA) and Rezoning related to the Alachua County Housing Authority expansion project. The applications propose the amendment of the Future Land Use Map from Agriculture to Medium Density Residential on Parcel No. 03204-001-000 and the amendment of the Official Zoning Atlas from RSF-3 and Agricultural to RMF-8 on Parcels No. 03204-001-000 and 03214-001-000 through 03214-069-000.

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$6,000.00.

Based upon the preceding information, it has been determined that your request is consistent with Section 2, Paragraph 5, of Resolution 16-13. Your request for a fee waiver from the application fees for the referenced projects has been approved, provided however, that the costs associated with the published and mailed notification shall be incurred by the applicant, in the amount of \$6,000.00. This amount should be remitted with your application submittal.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Adam Boukari
City Manager/LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner



City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

- ☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)
☒ Small Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: ACHA Land Use Change
2. Address of Subject Property: No address - Vacant property
3. Parcel ID Number(s): 03204-001-000
4. Existing Use of Property: Vacant / Stormwater Basin
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: Medium Density Residential
7. Acreage: Approx. 5 Acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Principal / Dir. of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: Florida ZIP: 32606
Telephone: () 352-373-3541 FAX: () 352-373-7249 e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Alachua County Housing Authority
Mailing Address: 703 NE 1st Street
City: Gainesville State: FL ZIP: 32601

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: N/A
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

City of Alachua • Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Clay Sweager
Signature of Applicant

Signature of Co-applicant

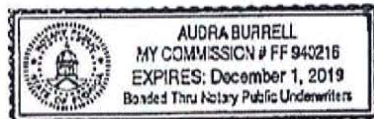
Clay Sweager, Principal
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7 day of June, 2018 by Clay Sweager, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL



Audra Burrell
Signature of Notary Public, State of Florida

City of Alachua • Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121

Revised 9/1/2011



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Principal / Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville State: FL ZIP: 32606

Telephone: 352-373-3541 FAX: 352-373-3541 e-mail: csweger@edafl.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): Alachua County Housing Authority

Mailing Address: 703 NE 1st Street

City: Gainesville State: FL ZIP: 32601

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: ACHA Land Use Change
2. Address of Subject Property: No address / Vacant Parcel
3. Parcel ID Number(s): 03204-001-000
4. Section 14 Township 08 Range 18 Grant N/A Acreage: Approx. 5 Acres
5. Existing Use of Property: Vacant / Stormwater Basin
6. Future Land Use Map Designation: Agriculture (Proposed Medium Density Residential)
7. Zoning Designation: Agriculture
8. Development Data (check all that apply):

☐ Single Family Residential	Number of Units _____
☒ Multi-Family Residential	Number of Units <u>20</u>
☐ Exempt (see exempt developments on page 2)	
9. Review Type:

<i>Preliminary Development Order</i> ☒ Comprehensive Plan Amendment ☐ Large Scale ☒ Small Scale ☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning) ☐ Revised	<i>Final Development Order</i> ☐ Preliminary Plat ☐ Final Plat ☐ Site Plan
--	---
10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
Elementary: Alachua CSA
Middle: Mebane CSA
High: Santa Fe CSA

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised April 30, 2014

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	20	units	x	.08	Elementary School Multiplier*	2	Student Stations**
Middle School	20	units	x	.03	Middle School Multiplier*	1	Student Stations**
High School	20	units	x	.03	High School Multiplier*	1	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAFID_thru_F/FacilitiesMainConstr/Local_Certification_Packages/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Clay Sweger
 Signature of Applicant

 Signature of Co-applicant

Clay Sweger, President
 Typed or printed name and title of applicant

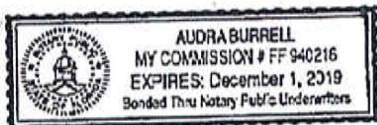
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7 day of June, 2018 by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____
 as identification.

NOTARY SE



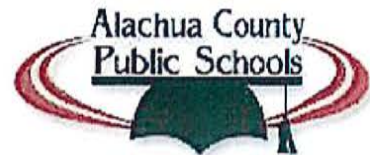
Audra Burrell
 Signature of Notary Public, State of Florida

City of Alachua + Planning and Community Development Department
 PO Box 9 • Alachua, FL 32616 • (386) 418-6121

Revised April 30, 2014



Certification



This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date: _____



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Multiple Addresses - Merrillwood Subdivision and Vacant Parcel to East of S/D

Parcel ID Number(s): 03204-001-000 and 03214-001-000 through 03214-069-000

Acreage: Approx. 25 Acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ken Armstrong Title: Executive Director

Company (if applicable): Alachua County Housing Authority

Mailing Address: 703 NE 1st Street

City: Gainesville State: FL ZIP: 32601

Telephone: 352-372-2549 FAX: 352-373-4097 e-mail: ken@acha-fl.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Principal

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville State: FL ZIP: 32606

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning - Approx. 25 Acres (Merrillwood Subdivision (20 Acres) and Vacant Parcel 03204-001-000 (5 Acres))

Comprehensive Plan Amendment (Land Use Change) and Rezoning - Approx. 5 Acres (Vacant Parcel - 03204-001-000)

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

[Signature]
Signature of Applicant

Signature of Co-applicant

Ken Armstrong, Executive Director

Typed or printed name and title of applicant

Typed or printed name of co-applicant

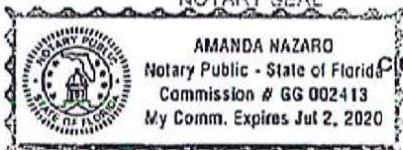
State of Florida County of Alachua

The foregoing application is acknowledged before me this 6 day of June, 2018, by Ken Armstrong

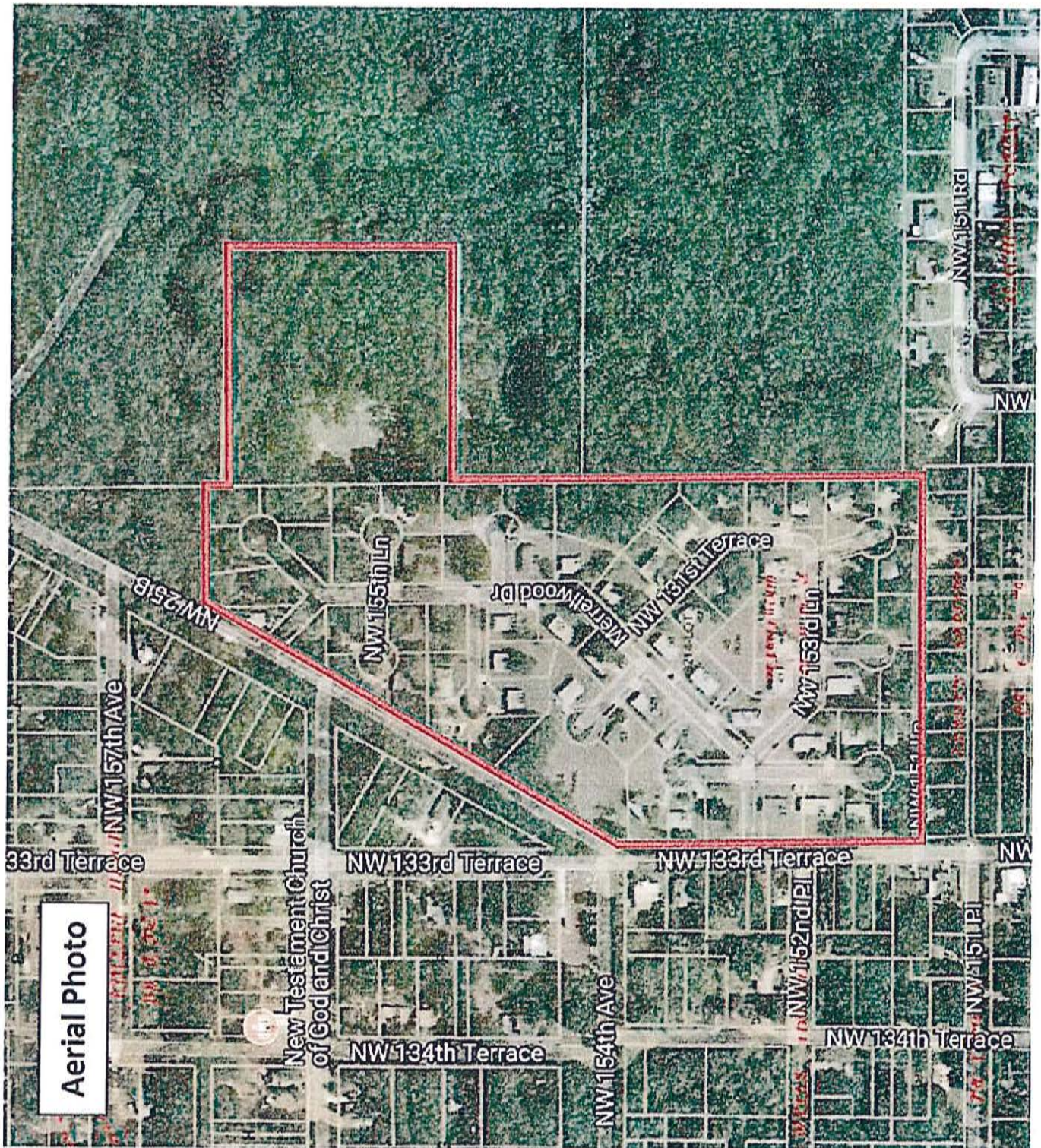
_____, who is/are personally known to me, or who has/have produced personally known
as identification.

NOTARY SEAL

[Signature]
Signature of Notary Public, State of FL



City of Alachua + Planning and Community Development Department
PO Box 9 + Alachua, FL 32616 + (386) 418-6121
Revised 9/30/2014



Legal Description

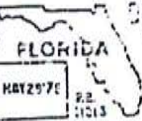
Tax Parcel 03204-001-000

That certain tract of land as described in Official Records Book 1004, page 650 of the Public Records of Alachua County, Florida; being described as follows:

A tract of land situated in the NW 1/4 of the NE 1/4 of Section 14, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at the Northwest corner of the NE 1/4 of Section 14, Township 8 South, Range 18 East, and run S 03°23'20" E, along the West line of the NE 1/4 of said Section 14, 572.31 feet to the Point of Beginning; said Point of Beginning being the Northeast corner of Merrillwood, a subdivision as recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida; thence continue S 03°23'20" E, along the East line of said Merrillwood, 460.00 feet; thence run N 86°36'40" E, 473.48 feet; thence run N 03°23'20" W, 460.00 feet; thence run S 86°36'40" W, 473.48 feet to the Point of Beginning, said tract of land containing 5.00 acres, more or less.

1354166 03204-001-000 03204-001-000

\$ 15.00
5.50 34
4.00 10
Printed for Lawyers' Title



DOCUMENTARY FLORIDA
SURTAX
\$ 05.50 = \$ 15.00

This instrument was prepared by:
E. Covington Johnston
of the Law Office of
LAYTON, DUNCAN, JOHNSTON, CLAYTON,
QUINCEY, IRELAND & FELDER
Commerce Building
226 South Main Street
GAINESVILLE, FLORIDA 32602

Warranty Deed

STATUTORY FORM — SECTION 689.02 F.S.

This Indenture, Made this 21ST day of May 19 76, Between

OLLIE MAE ROOKS, a single person, individually and as surviving spouse of **E. M. ROOKS**, deceased,
of the County of Alachua State of Florida

ALACHUA COUNTY HOUSING AUTHORITY

whose post office address is 103 E. E. First Street, Gainesville, Florida
of the County of Alachua State of Florida

Witnesseth, That said grantor, for and in consideration of the sum of

TEN AND NO/100 (\$10.00) Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A tract of land situated in the NW 1/4 of the NE 1/4 of Section 14, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at the Northwest corner of the NE 1/4 of Section 14, Township 8 South, Range 19 East, and run S 03°23'20" E, along the West line of the NE 1/4 of said Section 14, 572.31 feet to the Point of Beginning; said Point of Beginning being the Northeast corner of Merrillwood, a subdivision as recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida; thence continue S 03°23'20" E, along the East line of said Merrillwood, 460.00 feet; thence run N 86°36'40" E, 473.48 feet; thence run N 03°23'20" W, 460.00 feet; thence run S 86°36'40" W, 473.48 feet to the Point of Beginning, said tract of land containing 5.00 acres, more or less.

The above described land is conveyed to the Grantee for use by the Grantee as tax exempt property pursuant to Section 423.02, Florida Statutes.

SUBJECT to taxes for the year 1976 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence

E. Covington Johnston
James H. Fisher

Ollie Mae Rooks (Seal)
OLLIE MAE ROOKS, a single person,
individually and as surviving spouse
of E. M. ROOKS, deceased

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

OLLIE MAE ROOKS, a single person, individually and as surviving spouse of **E. M. ROOKS**, deceased,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21ST day of May 19 76.

My commission expires: October 1, 1977

E. Covington Johnston
Notary Public



345765

1004 100 650

Parcel: 03204-001-000

Search Date: 6/6/2018 at 10:27:15 PM

Taxpayer:	ALACHUA COUNTY HOUSING, AUTHOR	Legal:	S 460 FT OF 1032.31 FT OF W 473.48 FT OF NW1/4 OF NE1/4 W OF PUB
Mailing:	701 NE 1ST ST GAINESVILLE, FL 32601		RD OR 1004/650
Location:			
Sec-Twn-Rng:	14-08-18		
Property Use:	08010 - County Vacant/Xfeatures		
Tax Jurisdiction:	Alachua - 1700		
Area:	08-18 Exempt/Merrillwood		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2016	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2015	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2014	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2013	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2012	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2011	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2010	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2009	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2008	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	0	18000	0	0	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
County Owned	A		Acre	5
			2017 Certified Land Just Value: 18000	2017 Certified Land Assessed Value: 18000



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03254 001 000 [Print details](#) [Latest bill](#) [Full bill history](#) [View 2 pages](#)

2017	2016	2015	2014	...	2002
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		NO TAXES DUE

[Get Bills by Email](#)

No taxes due

Owner: ALACHUA COUNTY HOUSING, AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601
Site: Unassigned Location RE

Account number: 03254 001 000
Alternate Key: 1012300
Millage code: 1700
Millage rate: 23.1483

Assessed value: 18,000
School assessed value: 18,000
Unimproved land value: 18,000

Exemptions

COUNTY PROPERTY: 18,000

Property Appraiser

Location is not guaranteed to be accurate

2017 Annual bill

[View](#)

Ad valorem: \$0.00
Non-ad valorem: \$0.00
Total Discountable: 0.00
No Discount NAVA: 0.00
Total tax:

Legal description

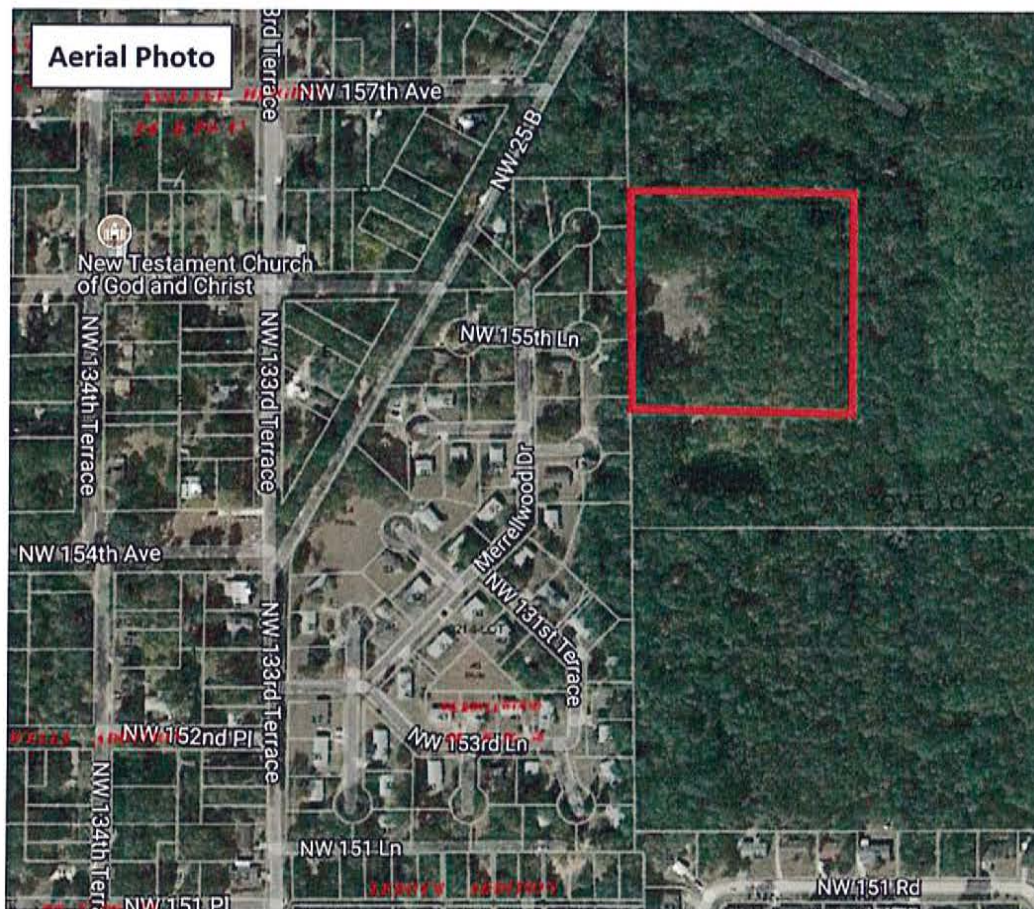
5.460 FT OF 10932.35 FT OF N 473.45 FT OF N1/4 OF N1/4 W OF PUB RD ON 1044/659

Location

Block, page, item: --
Geo number: 14-05-10-03264001000
Range: 10
Township: 06
Section: 14
Neighborhood: 23320099
Use code: 00310
Total acres: 5.003



Small Scale Land Use Map Change Justification Report



Project Request: Land use change request from Agriculture to Medium Density Residential.

Location: Parcel Number 03204-001-000

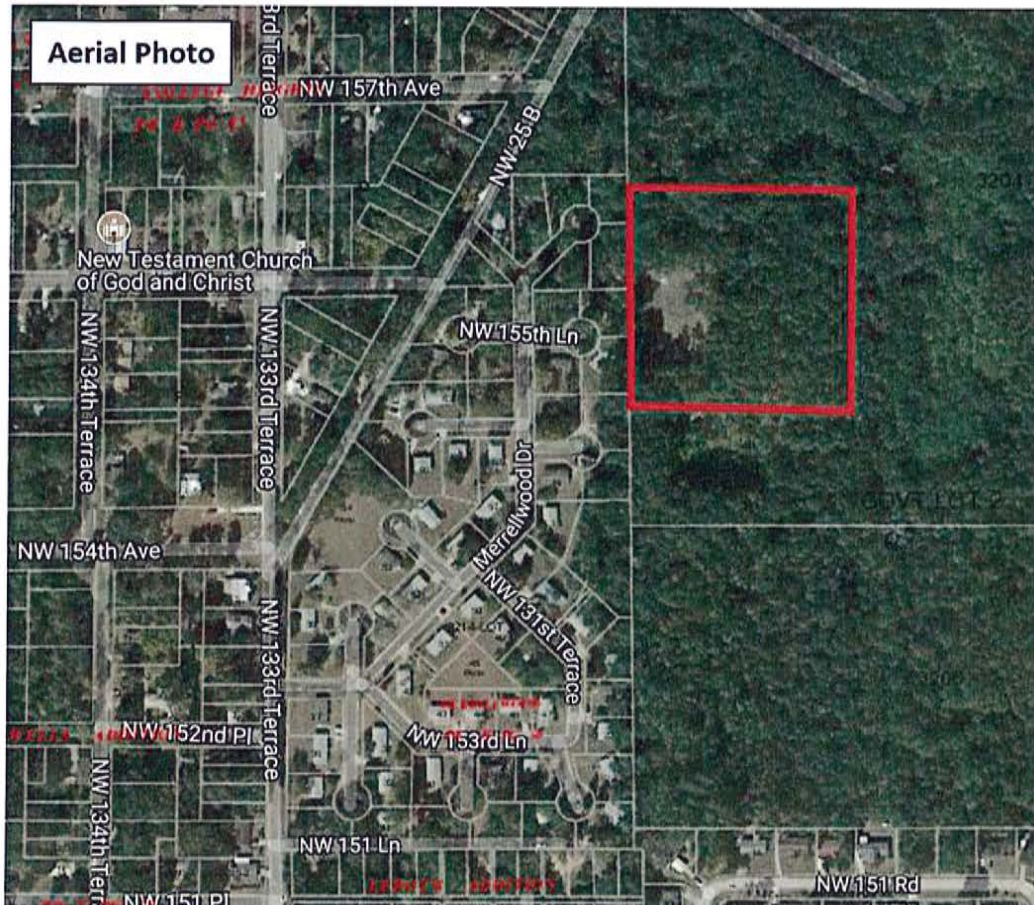
Prepared By: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.

Agents for: Alachua County Housing Authority

Date: July 5, 2018

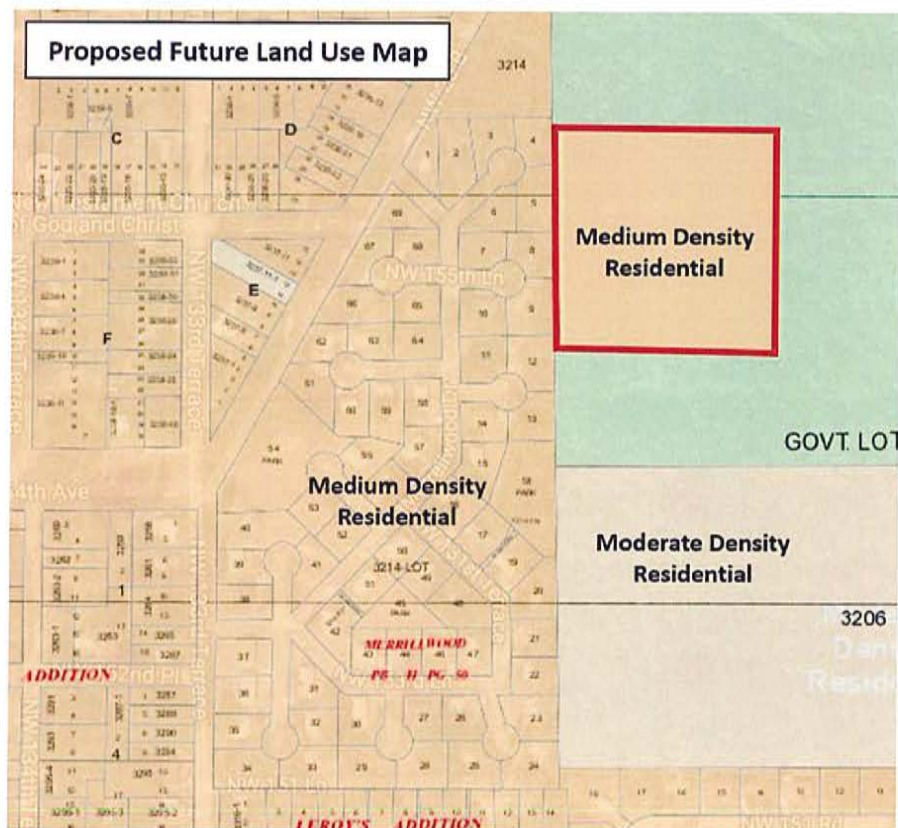
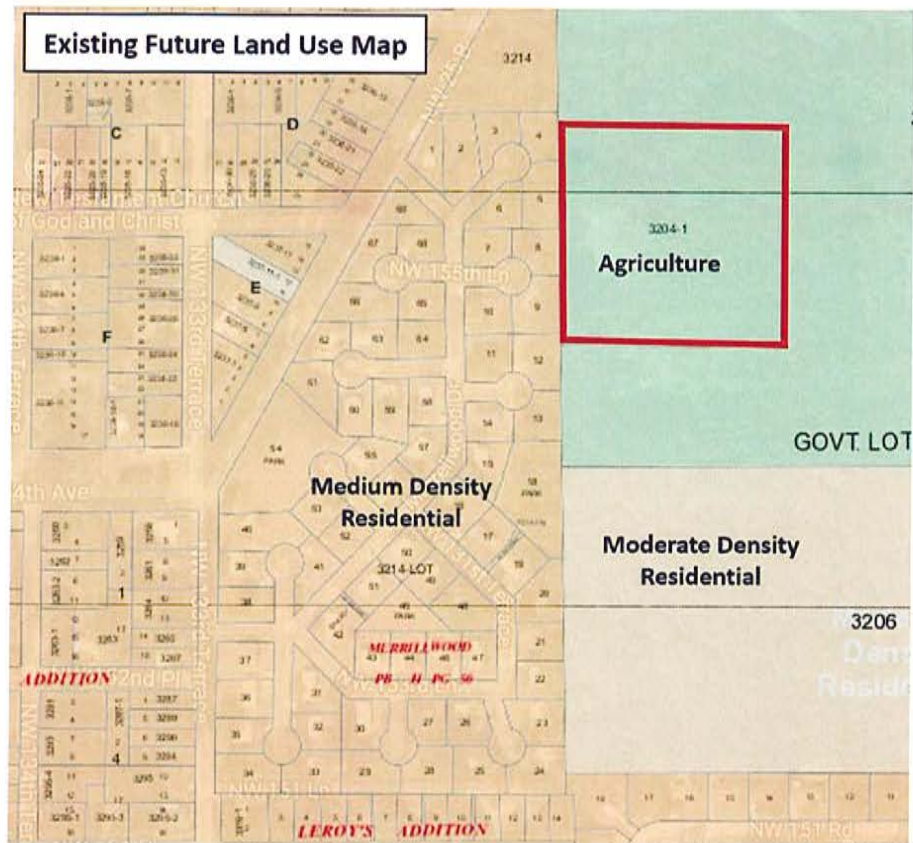
Background / Statement of Proposed Change

The subject property is a vacant 5-acre parcel located to the east of the Merrillwood subdivision (see exhibit below).



The proposal includes tax parcel 03204-001-000, which is located within Section 14, Township 8, Range 18. The proposed land use change area is approximately 5 acres in size and is owned and maintained by the Alachua County Housing Authority. The property owner (ACHA) wishes to have the opportunity to potentially develop all or parts of the project site at a density of 4 to 8 residential units per acre. The result would be increased potential to provide additional affordable residential housing options in the City of Alachua.

To achieve this, a proposed land use change from Agriculture to Medium Density Residential is proposed. The following exhibits illustrates the existing and proposed future land use designations on the subject property. This will allow for the property to be developed at a higher density (4-8 units per acre) which is consistent with the future land use density of the properties located immediately west of the property (also Medium Density Residential).



Proposed Land Use Designation - Medium Density Residential

As stated in City of Alachua Comprehensive Plan Future Land Use Element, the Medium Density Residential land use designation is defined as follows:

Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments.

Comprehensive Plan Consistency

This land use change application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan.

The following Goals, Objectives and Policies are also applicable to the proposed land use change application:

Future Land Use Element:

Consistency: As illustrated throughout this report, the proposed land use change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.

Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Consistency: The intent of this application is to demonstrate that the proposed land use change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and surrounding Comprehensive Plan Future Land Use Map designations, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The eventual development of this property will also support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.

Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments.

Consistency: The Medium Density Residential Future Land Use Designation is defined in the Comprehensive Plan as allowing between 4 – 8 units per acre. This proposed land use designation allows the same maximum residential density of the properties located immediately west of the subject property.

Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Consistency: Any future residential development on the subject property at the proposed higher density shall be consistent with this goal. The site shall discourage urban sprawl due to its immediate proximity to the urban center of the City and future development would employ standards for aesthetics and provision of open space.

Goal 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Consistency: Any future development on this site as a residential site is infill in nature based on the existing development patterns in the immediate area and as indicated on the existing City of Alachua future land use map. The property is located in the urban area of the City with utilities available to serve the site.

Objective 5.2 Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.

Housing Element

Consistency: The proposed land use change as proposed by the Alachua County Housing Authority (ACHA) provides new opportunities for this agency to provide additional affordable housing options in the City of Alachua. This collaboration between the ACHA and City of Alachua (and the anticipated results) are supported in the Housing Element policies listed below:

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

OBJECTIVE 1.1: Provision of Safe, Affordable, Quality Housing

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Policy 1.1.b: The City shall consider incentives to promote affordable housing, which may include: offering density bonuses and streamlined permitting at a reduced cost, to encourage private sector participation in the development of affordable housing.

Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.

Policy 1.1.g: The City shall provide information to the public about affordable housing, on its website, in brochures or through public presentations.

OBJECTIVE 1.4: Meeting Very-Low, Low and Moderate-Income Housing Needs

The City may partner with external government agencies and the private and non-profit sectors to meet the need for affordable housing for the City's very low, low and moderate-income households.

Policy 1.4.a: The City shall, through public and private partnerships, facilitate that the provision of quality, affordable rental and owner-occupied housing is available to meet the needs of very low, low and moderate-income renters.

Policy 1.4.b: The City shall apply for or assist private and non-profit entities in applying for State Housing Initiatives Partnership (SHIP) funding, Community Development Block Grants (CDBG), Section 8 funding, State Apartment Incentive Loans (SAIL), Home Investment Partnership (HOME) grants. Funding priorities include down payment assistance, single and multiple family affordable housing development, and energy efficiency.

Policy 1.4.d: The City shall ensure that appropriate departments coordinate affordable housing measures and internal funding and planning activities for the provision of affordable housing.

Policy 1.4.f: The City shall facilitate the provision of adequate sites to meet the housing needs of extremely low, very low, low and moderate-income households.

Policy 1.4.g: The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low and moderate income households, within mixed income developments that include housing priced above the moderate-income range, or contribute to a fund for offsite development of affordable housing.

Policy 1.4.h: The City shall encourage the development of affordable housing for very low, low and moderate-income households by creating regulations that provides flexible standards for setbacks, lot size regulations, densities, and auxiliary housing units.

Policy 2.3.d: The City shall cooperate with the Alachua County Housing Authority to eliminate substandard housing within the City.

Transportation Element:

Consistency: The proposed land use change and the subsequent list of potential allowable uses and residential density will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Consistency: Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Suitability Analysis' sections of the report, which includes consistency with the following key provisions:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Conservation & Open Space Element:

Consistency: The proposed land use change is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: According to the reports included within this application, no native communities or significant ecosystems are located on the subject property.

Objective 1.3: Listed Species

Consistency: According to the reports included within this application, no listed species are located on the subject property.

Objective 1.4: Air Quality

Consistency: The subject property is proposed as a residential development and will not create any detriment to the air quality.

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, soil conditions do not pose any impediments to development due to existing site conditions.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: There are no known geological resources within the subject property.

Objective 1.8: Hazardous Materials

Consistency: There shall be no hazardous materials within the subject property.

Objective 1.9: Agriculture and Silviculture

Consistency: There are no agriculture and silvicultural operations within the subject property.

Objective 1.10: Wetlands

Consistency: According to the U.S. Fish and Wildlife Service National Wetlands Inventory map, there are no wetland areas identified on the subject property. However, if any wetlands or other environmentally sensitive resources are identified on the subject property at the time of site development, these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

Consistency: The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

Consistency: Future development/redevelopment on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

Intergovernmental Coordination Element:

Consistency: The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed.

Capital Improvements Element:

Consistency: Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during any future development plan review process, it must be demonstrated that any necessary required capital improvements agreed upon by the City and developer shall be provided.

Public Facilities Analysis (Concurrency Impact Analysis)

A land use change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon the maximum development scenario (net increase in density), any proposed development allowed in the proposed Medium Density Residential land use designation will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Project Impact: The proposed land use category on approximately 5 acres would yield a maximum residential density of 40 units.

Traffic:

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
220	40	Multifamily Housing (Low Rise)	7.32	293
Total Daily Trips (ADT)				293

*ITE, 10th Edition

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
220	40	Multifamily Housing (Low Rise)	0.67	27
Total Daily Trips (PM PEAK)				27

**ITE, 10th Edition*

Affected Roadway Segment

- US 441, Segment ¾

US 441, Segment ¾

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441, Segment ¾
Maximum Service Volume	45,700
Existing Traffic and Reserved Trips	18,579
Project Trips (Net ADT)	293
Available Capacity	26,828

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to May 2018

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441, Segment ¾
Maximum Service Volume	4,110
Existing Traffic and Reserved Trips	1,995
Project Trips (Net PM Peak)	27
Available Capacity	2,088

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to May 2018

The tables above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site.

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic residential calculations using a maximum development scenario, a net increase of 10,000 GPD may occur (40 units x 250 GPD/Unit = 10,000 GPD). Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact	10,000 GPD
-----------------------	------------

Per City of Alachua Comprehensive Plan CFNGR Policy 1.1.d (250 GPD/Unit)

Sanitary Sewer Impacts

<u>System Category</u>	<u>GPD</u>
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	687,000
Reserved Capacity	48,457
Project Demand	10,000
Residual Capacity	754,543

Source:

City of Alachua Public Services Department, March 2018

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic residential calculations using a maximum development scenario, a net increase of 11,000 GPD may occur (40 units x 275 GPD/Unit = 11,000 GPD). Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact	11,000 GPD
----------------------	------------

Per City of Alachua Comprehensive Plan CFNGR Policy 4.1.c (275 GPD/Unit)

Potable Water Impacts

<u>System Category</u>	<u>GPD</u>
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,236,000
Reserved Capacity ²	73,968
Project Demand	11,000
Residual Capacity	1,064,000

Source:*City of Alachua Public Services Department, March 2018*Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year per of solid waste per capita per City of Alachua Comprehensive Plan (40 units x 2.3 residents per unit x 0.73 tons/year per capita = 67 tons). The following table indicates the increase in solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact per Net Change

Net Change in Solid Waste Impact	67 Tons
----------------------------------	---------

Formula: (0.73 tons/year per capita @ 2.3 residents per unit)*

**Source: City of Alachua Comprehensive Plan*

Potable Water:**Recreational Impacts**

<u>System Category</u>	<u>Acreage</u>
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	0.47
Residual Recreational Capacity After Impacts	66.88

Sources:

- 1. City of Alachua May 2018 Development Monitoring Report.*
- 2. University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
- 3. US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 40 dwellings / [5 acres/1,000 persons])*

Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 Ac.
Acreage Required to Serve Demand Generated by Development ²	0.09 Ac.
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.15 Ac.
Existing Improved Passive Park Space ¹	34.82 Ac.

1. Source: City of Alachua May 2018 Development Monitoring Report.

2. Formula: Recreation Demand Generated by Development (0.47 acres) x 20%.

3. Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

As shown in Recreational Impacts table above, the proposed amendment would result in a potential demand to the recreation system of 0.47 acres. As shown in the Improved Passive Park Space Analysis table above, adequate passive park space exists to serve the development in accordance with the provisions of the City's Comprehensive Plan. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for recreation facilities. Should a multi-family redevelopment of the site be proposed at a later time, concurrency and impacts to the City's recreation facilities will be reevaluated at the final development order (i.e. Site Plan) review stage.

Stormwater:

Any future development on the subject property will be required to provide on-site stormwater management for all proposed impervious areas, designed in compliance with all applicable City and Water Management District Standards. In addition, permitting with the Suwannee River Water Management District shall be required prior to any construction activity to ensure compliance with all applicable requirements.

Needs Analysis

The proposed land use change application will provide additional land in the urban core of the City that is prime for provision of additional affordable housing units. The property can be served by centralized utilities at a level that will not negatively affect the adopted level of service of these utilities.

In addition, the property is uniquely positioned to be combined with adjacent land also owned by the Alachua County Housing Authority which intends to construct additional affordable housing units to serve an underserved market demographic. This statement of need is supported in the City of Alachua Comprehensive Plan Housing Element, specifically in the following policies:

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

OBJECTIVE 1.1: Provision of Safe, Affordable, Quality Housing

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Policy 1.1.b: The City shall consider incentives to promote affordable housing, which may include: offering density bonuses and streamlined permitting at a reduced cost, to encourage private sector participation in the development of affordable housing.

Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.

Policy 1.1.g: The City shall provide information to the public about affordable housing, on its website, in brochures or through public presentations.

OBJECTIVE 1.4: Meeting Very-Low, Low and Moderate-Income Housing Needs

The City may partner with external government agencies and the private and non-profit sectors to meet the need for affordable housing for the City's very low, low and moderate-income households.

Policy 1.4.a: The City shall, through public and private partnerships, facilitate that the provision of quality, affordable rental and owner-occupied housing is available to meet the needs of very low, low and moderate-income renters.

Policy 1.4.b: The City shall apply for or assist private and non-profit entities in applying for State Housing Initiatives Partnership (SHIP) funding, Community Development Block Grants (CDBG), Section 8 funding, State Apartment Incentive Loans (SAIL), Home Investment Partnership (HOME) grants. Funding priorities include down payment assistance, single and multiple family affordable housing development, and energy efficiency.

Policy 1.4.d: The City shall ensure that appropriate departments coordinate affordable housing measures and internal funding and planning activities for the provision of affordable housing.

Policy 1.4.f: The City shall facilitate the provision of adequate sites to meet the housing needs of extremely low, very low, low and moderate-income households.

Policy 1.4.g: The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low and moderate income households, within mixed income developments that include housing priced above the moderate-income range, or contribute to a fund for offsite development of affordable housing.

Policy 1.4.h: The City shall encourage the development of affordable housing for very low, low and moderate-income households by creating regulations that provides flexible standards for setbacks, lot size regulations, densities, and auxiliary housing units.

Policy 2.3.d: The City shall cooperate with the Alachua County Housing Authority to eliminate substandard housing within the City.

Urban Sprawl Analysis

This land use change application has been analyzed to determine whether the rezoning incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Consistency: This proposed land use change is in a geographic area that is primarily developed in the City of Alachua. The property is located in the urban core and is in an area with a majority of surrounding properties already developed. In addition, the property that is under consideration does not contain any regulated natural resources or ecosystems.

2. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Consistency: The subject property is abutting an existing developed property (Merrillwood subdivision) that is currently served by existing public utilities. Connection to this public infrastructure is feasible and would be required.

3. *Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.*

Consistency: The subject property does not contain any active agricultural or silviculture areas and thus preserves those areas and activities.

4. *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Consistency: The proposal will allow additional residential development density in an area that has been long established by the City Comprehensive Plan as residential in character. In addition, any future redevelopment on this property would be considered infill in nature and would help serve the residential demands on the community.

Compatibility with Adjacent Lands

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map below illustrates the existing land uses districts for the surrounding properties:



The existing land uses of the subject property and adjacent properties are as follows:

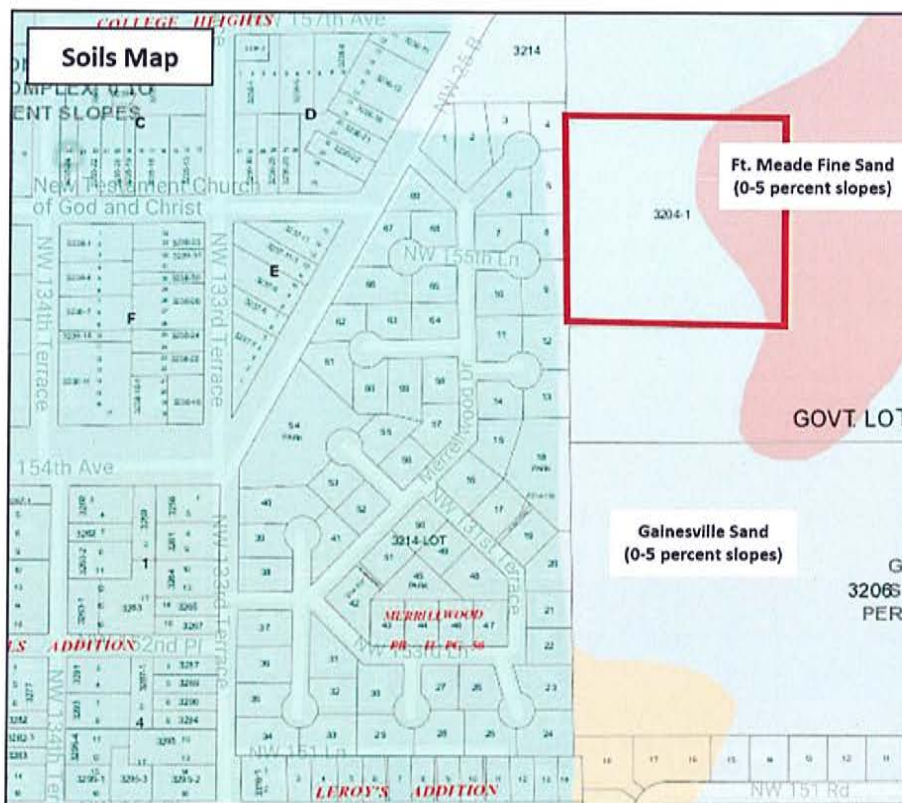
North: Single Family Structures
East: Undeveloped Land
West: Single Family Structures / City Park
South: Single Family Structures

The subject property will be developed/redeveloped in a similar fashion to the existing residential development pattern in the area. Due to the existing urban development pattern in the area, the development of this property is infill in nature and is compatible to the adjacent development.

In addition, the land use change request will create a logical development pattern. It will allow the for development/redevelopment of the property at a higher residential density rate in the core of the urban services area within the City. This supports a logical infill pattern. For decades, this area has been residential in nature. In addition, the subject property has centralized public utilities presently serving the site. The proposed zoning will thus be a logical extension of this current development pattern.

The following analysis included in the suitability analysis is provided to address the issue of on-site natural resources and potential impacts caused by the requested land use change:

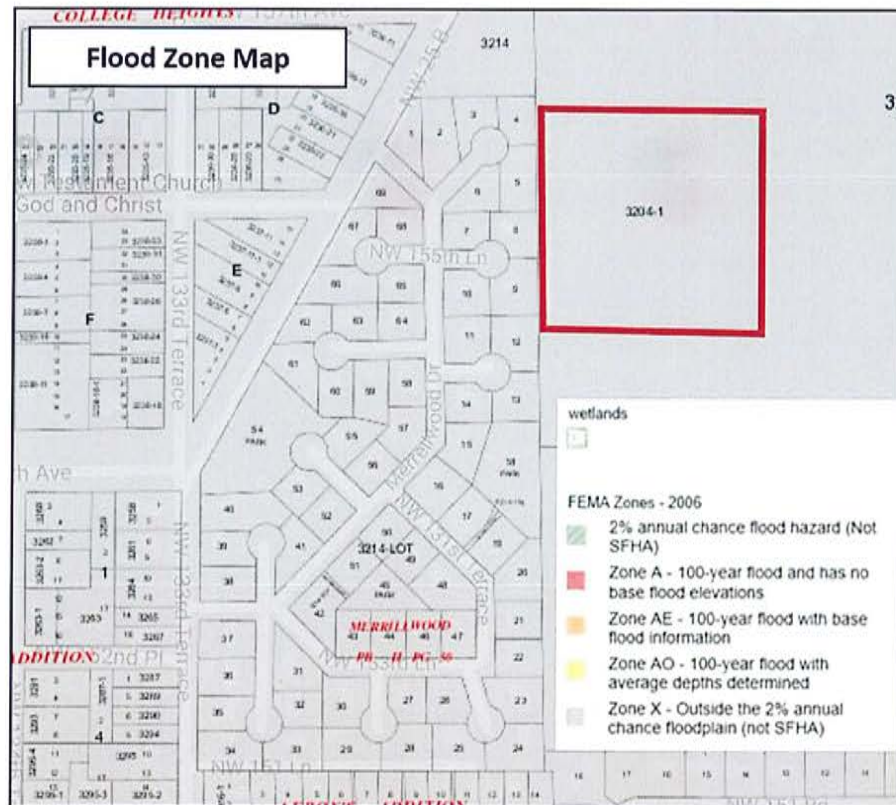
The following exhibit illustrates the soil types for the subject property and the immediate area:



Wetlands / Surface Waters / Creeks:

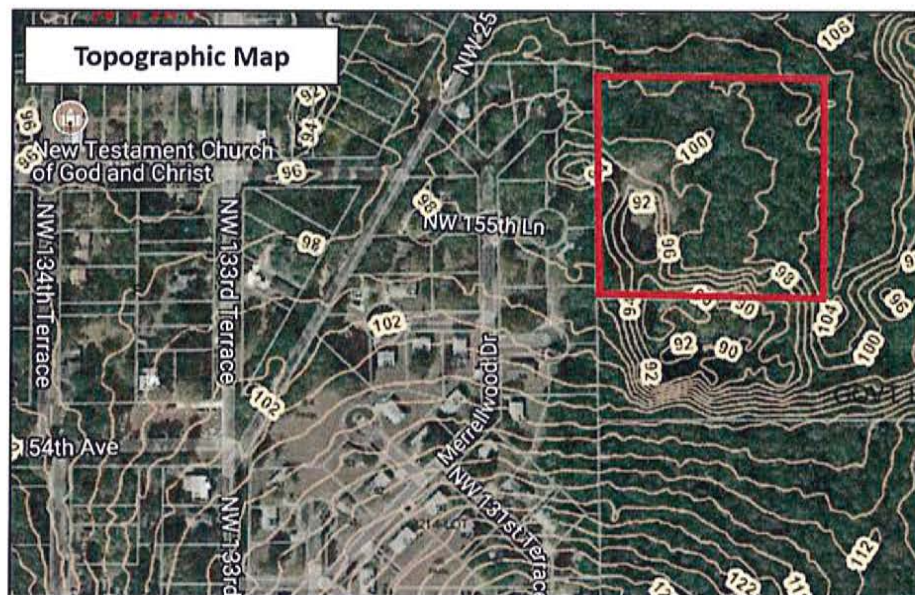
There are no wetlands, surface waters or creeks that are located on site.

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in the following exhibit. Therefore, no issues related to flood potential are associated with this property.



Topography:

The following topographic map illustrates that a majority of the site is already developed and the parcel elevation is relatively flat and poses no issue for future site development.



Community Corner

Meetings & Events in the Heartlands

Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar? Email your events to: editor@alachuatoday.com Include basic details such as who, what, where and when. Deadline for submission is Monday at 2 p.m.

Please note: For all events we handle through our advertising department. Contact: ads@alachuatoday.com

■ June 1 - 24: High Springs Playhouse presents "Humors" by Neil Simon, directed by Suzanne Richardson. At a huge, lastfully appointed Stund's Landing townhouse, the Deputy Mayor of New York has just shot himself. Though only a few weeks old, four couples are about to experience a severe attack of love. Gathering for their tenth wedding anniversary, the host has bleeding in the other room and his wife is nowhere in sight. His lawyer, Ken and wife, Cheryl, must get "the story" straight before the other guests arrive. As the confusion and miscommunications mount, the evening spins off into classic farce. Tickets are available at www.highspringplayhouse.com, 511-516.

■ June 7: (Hershey) Ten Job Fair in Alachua. This event will be held indoors at Legacy Park, 15400 Peggy Road, Alachua, from 10:00 a.m. to 4:00 p.m. A special invitation is being offered to local businesses that are looking for entry level talent now and organizations offering volunteer opportunities. Register with Joe Johnson, joe@alachuachamber.com or Casandra Santiago, casandra@cityofalachua.com. Space will be provided for "on-the-spot" interviews if requested at time of registration. There is no cost for participation and the City of Alachua will provide covered tables, chairs and light refreshments for employers. Electricity can be supplied if requested in advance on a first-come, first-served basis. Further information can be provided by calling 386-462-3145.

■ June 9 - 10: Free Pet Adoption Days at North Florida Pet Adoption Days. Thousands of pets at its local animal shelters will be sterilized, vaccinated, microchipped and free to adopt. Adoptions will take place at four separate Gainesville locations from 9 a.m. - 6 p.m. on June 9 and 10 a.m. - 6 p.m. on June 10. Adoption Locations: Alachua County Animal Services, 3400 N.E. 53rd Avenue, Alachua County Humane Society, 4205 N.W. 6th Street, Pet Rescues, 5303 S.W. Archer Road, and PetSmart Butler Plaza, 3736 S.W. Archer Road.

■ June 11: Joint Meeting with Town of LaCrosse and the Alachua County Board of County Commissioners at 6 p.m. Topics of discussion are: Landscaping Irrigation Efficiency Design Code, Fireman pay increase to current standard of \$9 per hour, and a first response vehicle for District 22 calls. Visitors are welcome.

■ June 16: La Crosse Community Yard & Bake Sale Fundraiser for the La Crosse Fire Station, located at 20421 North State Road 121, La Crosse. Vendors as well as families are invited to come out at 10 a.m. to enjoy the Fire Station Open House, a playground for the kids, CPK demonstrations, food and sale items as well as live music. To register or for more information, please contact L.R. LFD722.com or call 386-462-1544.

■ June 17: Music in the Park features Father's Day Blues, sponsored by North Central Florida Blues Society, Visit Gainesville/Alachua County, the City of High Springs and more. Featuring all acoustic, up close and personal performances by: Sheba The Mississippi Queen, and Jim Allen's Finger Lickin' Blues. Hot d'oeuvres provided by the Great Outdoors Restaurant, The Diner, Dren Hader's world famous chili and more. Reservations are required for this event as seating is limited. A donation of \$10 per person is recommended. Reserve seats now at www.HighSpringsMusicInThePark.com. This event will begin at 2 p.m. in the Historic High Springs Elementary School and Community Center (home of High Springs Museum), 27460 N.W. 187th Ave.

Seating is limited. Doors open at 1:45 p.m. This event is produced by the High Springs Music in the Park and Concert Series. For more information go to highspringsmusicinthe.org. ■ June 19: North Florida Pet Adoption Days! Looking to add a furry family member to your home? Adoptable animals will be sterilized, microchipped, vaccinated and free! The following rescue groups will provide free animal adoptions: Alachua County Animal Services, Alachua County Humane Society, Gainesville Pet Rescue, Hail's Angels Pet Rescue, Helping Hands Pet Rescue and Poppy Hill Farm Animal Rescue. Petres, food and other entertainment will be featured at each location. Adoption locations in Gainesville include: Alachua County Humane Society, 4205 N.W. 6th Street; Gainesville; Alachua County Animal Services, 3400 N.E. 53rd Avenue, Gainesville; Pet Rescue, 5403 S.W. Archer Road and PetSmart Butler Plaza, 3736 S.W. Archer Road.

■ June 21: Third Thursday on Main Street Alachua, 5:30 p.m. This is the perfect event to get your "pre-weekend" on! Every third Thursday of each month Alachua's downtown area comes alive with the sound of music, unique dining, shopping, craft vendors, and so much more! This month's Third Thursday features live music by Karen Morgan Band and acoustic performers. Sponsored by the City of Alachua Community Redevelopment Agency. ■ July 22 - 27: Forest Grove Baptist Church VBS, 6 p.m. - 8:30 p.m., free event for children (4 years old and up), youth and adults. Join in for the fun and excitement! Each day participants will dig deep into God's Word to examine how Jesus cares about us, learn about missions and have games, activities, food and music, cool songs and music! Register at: forestgrovebaptistchurch.org. For more information, call 386-462-3921.

■ June 23: The City of Archer and the ACCAII sponsors the 3rd Annual Health Fair in Archer, at the Archer Community Center 16671 S.W. 137th Avenue, on June 23, 9 a.m. - 2 p.m. The featured vendor will be Lifesouth Community Blood Centers with the blood mobile. Perry McGuffin, Jr., gave more than 500 pints of blood during his lifetime and he is honored each year by giving our blood to save a life. The public is invited to come and gather health information on mental health, reducing cancer, senior and elder care, WIC program, cardiovascular disease, legal services, clinical trials and UF family health. There will be free screenings for blood pressure and cholesterol! ■ July 26: Waldo Area Historical Society Meeting. This meeting will be held at 6 p.m. at the Waldo Community Center, 13555 N.E. 14th Ave. Light refreshments and coffee will be available, along with stimulating conversation. The meeting is open to anyone interested in the history of Waldo. For more information contact Penny Dodd at 352-445-1910 or email her at hiscowen@att.net.

PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed Development Plan with Special Exception for outdoor storage. The project is located at the 13200 block of NW 120th Avenue on tax parcel number 05443 021 002 in the City of Alachua. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held at 5:30 p.m. on June 20, 2018, at the Alachua Branch Library located at 14913 NW 149th Street, Alachua, Florida 32415.

Contact: Sergio Reyes, PE, eds@edscorp.com, 386-462-3145 (Fiduciary: Alachua County - June 17, 2018)

PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed rezoning from RSP-1 to RM-8 on approx. 23 acres on tax parcel 02114 001 000 through 02124 001 000 and a land use change from Agriculture to Medium Density Residential and zoning from Agriculture to RM-8 on approx. 3 acres on tax parcel 02028 001 000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use change and zoning and to seek their comments.

The meeting will be held at 6:00 p.m. on June 20, 2018, at Alachua Branch Library located at 14913 NW 149th St., Alachua, Florida 32415.

Contact: Greg Sawyer, AEP, eds@edscorp.com, 386-462-3145 (Fiduciary: Alachua County - June 17, 2018)

BOKARI LAW, P.A.

H. IRVING BOKARI, Attorney

LINDA BICE CHAPMAN, Attorney, Of Counsel

- FAMILY LAW
- Custody • Divorce
- SMALL BUSINESS SUPPORT
- WILLS & PROBATE
- LAND USE
- MEDIATION SERVICES

FORA CONSULTATION CALL

(386) 462-7144 (7111)

14604 Main Street, Alachua, Florida

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The Heartland Places of Worship

Alachua Church of Christ
14503 NW 145th Avenue
Sunday Bible Classes 9:00am
Morning Worship at 10:00am
Evening Service 11:15am
Wednesday Bible Class 6:30pm
Minister: Doug Trinker
(386) 462-3126

CANVAS CHURCH
SUNDAYS at 9:30am & 11:15am
15551 NW U.S. Hwy 441 Alachua, FL 32416
visit canvastf.com for more information

First United Methodist Church of Alachua
14945 NW 130th Street • 462-2410
Rev. Jerry Coss
Traditional Worship 8:45 & 11am
Sunday School 9:45am
www.alachuafirstumc.org

List your Place of Worship here.
Call (386) 462-3355 for more information.

Forest Grove Baptist Church
Equipping Families to grow in Their Relationships to Jesus Christ
22375 521st Avenue
Alachua, FL 32415
386-462-3921
55:9:00, Worship 10:15 - Am 6:00 Pm.
www.ForestGroveBaptistChurch.org

HIGH SPRINGS CHURCH OF CHRIST
329 NE Santa Fe Boulevard
Bible Classes for All Ages 9:30am
Worship 10:30am
Evening Worship 6pm
Wednesday Bible Class 7pm
highspringscove@alltel.net
Pastor: Tim Spry • (386) 454-2910

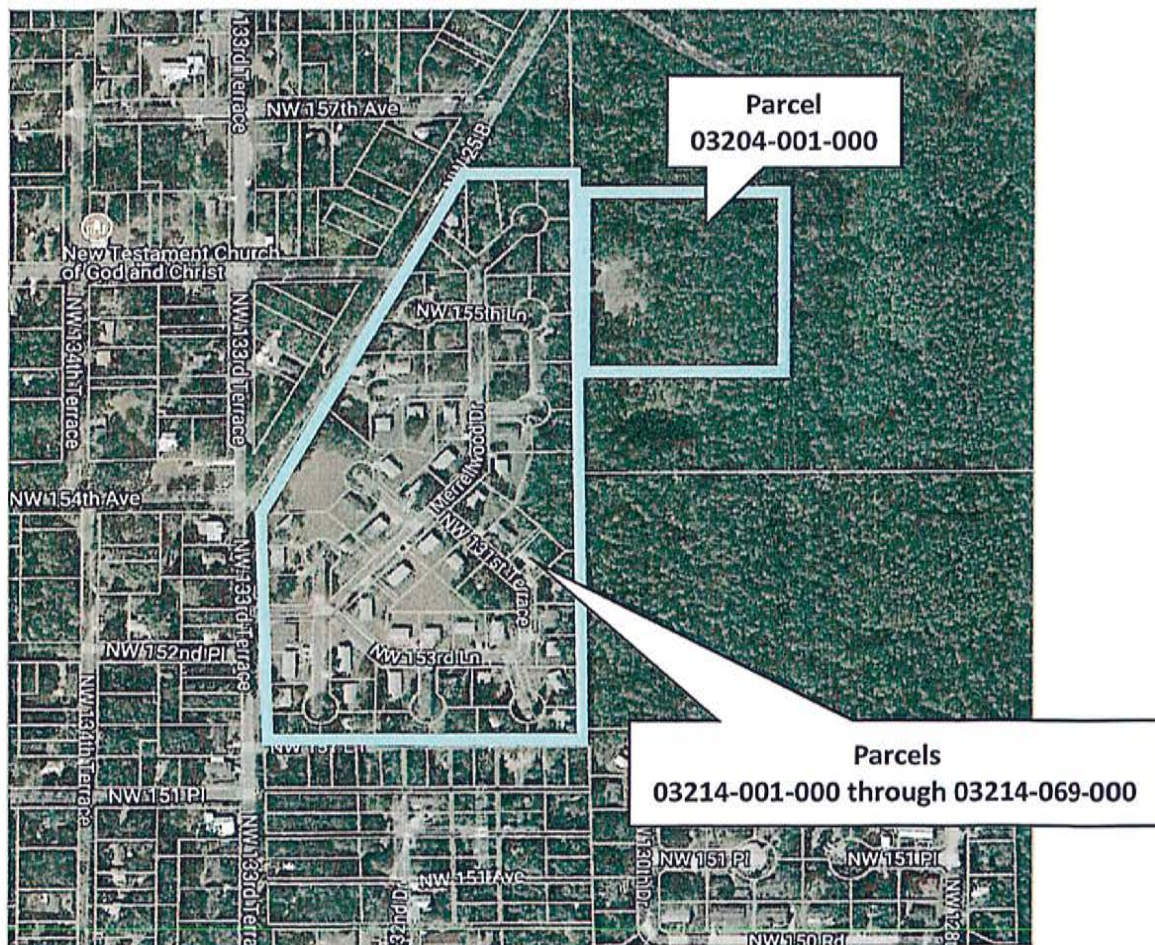
New St. Mary Missionary Baptist Church
30100 SW 15th Avenue, Alachua 32416
Rev. Daniel H. McNeil, Pastor
Phone & Fax (386) 462-7121
Services: Sunday School 9:30am
Morning Worship 10am & 11am
Sunday Evening 7pm
Sunday 11am, 4th Ave. Northside
Senior Center 10:00am
Prayer Ministry 4:00pm

St. Luke A.M.E. Church
Rev. James L. Ford, Pastor
4180 Martin Luther King Blvd. SE
Alachua 32416
Tel: 462-2723, Church: 386-462-4798 (Fax)
Email: stlukeamechurch@comcast.net
Morning Worship: 11am
Church School: 9am
21st Century Church & Outreach
Phone: 386-462-2723

NEIGHBORHOOD MEETING NOTICE

Date: June 20, 2018
Time: 6:00 PM
Place: Alachua Branch Library
14913 NW 140th St, Alachua, Florida 32615
Contact: eda engineers-surveyors-planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed rezoning from RSF-3 to RMF-8 on approximately 20 acres located on tax parcel numbers 03214-001-000 through 03214-069-000 and a land use change from Agriculture to Medium Density Residential and rezoning from Agriculture to RMF-8 on approximately 5 acres located on tax parcel number 03204-001-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use change and rezoning and to seek their comments.





Location: 14913 NW 140th St
Alachua, FL 32615

[illegible]

03316-019-000
WILLIAMSON, FRED & CAROLYN
1035 AUSTIN RIDGE CT
PINEY FLATS, TN 37686

03316-009-000
HALL, ALONZO
10364 SW 24TH ST
MIRAMAR, FL 33025-3992

03316-008-000
HALL, ALONZO
10364 SW 24TH ST
MIRAMAR, FL 33025-3992

03304-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03259-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03287-001-000
WINDSOR MORTGAGE HOLDINGS
LIMITED LLC
11631 VICTORY BLVD STE 208
NORTH HOLLYWOOD, CA 91606-3572

03209-010-014
SIMPSON, HELEN
12920 NW 151ST RD
ALACHUA, FL 32615

03209-010-040
CLIFTON TERESA L
12922 NW 151ST PL
ALACHUA, FL 32615

03209-010-049
LORANGER MARIE
12923 NW 151ST RD
ALACHUA, FL 32615-5741

03209-010-015
SACASA ENID S
12930 NW 151ST RD
ALACHUA, FL 32615

03209-010-039
WILKINS, JOHN MARK
13004 NW 151ST PL
ALACHUA, FL 32615

03209-010-016
ANDERSON & WARD
13006 NW 151ST RD
ALACHUA, FL 32616

03316-043-000
MERRICKS DAVID & JOESSA W
13102 NW 150TH AVE
ALACHUA, FL 32615-5518

03316-044-000
MERRICKS, DAVID & JOESSA
13102 NW 150TH AVE
ALACHUA, FL 32615

03316-022-000
RILEY, PAULINE
13204 NW 151ST PL
ALACHUA, FL 32615

03316-037-000
SPEED, HENRY JR & THEODOSIA
13206 NW 151ST AVE
ALACHUA, FL 32615

03316-047-000
SPEED, HENRY JR & THEODOSIA
13206 NW 151ST AVE
NEWBERRY, FL 32669

03233-032-000
COLLINS MAMIE L LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615-8243

03233-017-000
FILER, MAMIE L
13208 NW 157TH AVE
ALACHUA, FL 32615

03233-034-000
COLLINS, MAMIE LEE LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32616-0345

03233-036-000
COLLINS, MAMIE F LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615

03237-001-000
WILLIAMS, N & REDOSHIE HEIRS
13301 NW 158TH AVE
ALACHUA, FL 32615

03236-028-000
GARRISON ULYSEES HEIRS
13306 NW 155TH LN
ALACHUA, FL 32615-5885

03296-000-000
HILL LAVERN LIFE ESTATE
13311 NW 151ST PL
ALACHUA, FL 32615-5891

03238-011-000
REEB KIRK P TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601

03264-000-000
NCWT LLC
14260 W NEWBERRY RD #200
Newberry, FL 32669

03291-000-000
NCWT LLC
14260 W NEWBERRY RD #200
NEWBERRY, FL 32669

03209-010-022
BAKER SHIRLEY
15022 NW 130TH DR
ALACHUA, FL 32615

03301-000-000
ROBINSON, BRUCE R & KATHY
15029 NW 134TH TER
ALACHUA, FL 32615

03209-010-020
CHACON & RICO M/C
15114 NW 130TH DR
ALACHUA, FL 32615

03316-026-000
BEVILLE & BEVILLE-LAMBERT &
LAMBERT W/H
15500 NW 180TH AVE
ALACHUA, FL 32615

03316-011-000
ARMSTRONG, HENRY JAMES JR
15513 BRINTON WAY
BRANDYWINE, MD 20613-6205

03236-021-000
DEAN TRUSTEE & TEAGUE, CO-TRUS
15528 HIPPI WAY
ALACHUA, FL 32615

03236-022-000
DEAN TRUSTEE & TEAGUE, CO-TRUS
15528 HIPPI WAY
ALACHUA, FL 32615

03293-000-000
KWARTENG, KENNETH & MATILDA
1600 PINEHURST VIEW DR
GRAYSON, GA 30017

03316-048-000
CRISWELL & GRANT
1705 NE 6TH PL
GAINESVILLE, FL 32641-5853

03295-002-000
LAWSON & LEWIS & WILLIAMS
179 SEA AVE
GROVETOWN, GA 30813

03236-018-000
RICO, NICHOLAS GOPAL
18230 NW 150TH LANE
Alachua, FL 32615

03316-038-000
GRINER, RAMONA H
201 SE 2ND AVE #306
GAINESVILLE, FL 32601

03290-000-000
WARD, ELIZABETH
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

03316-029-000
JONES, ROOSEVELT LORENZO
214 LARKTREE LN
FUQUAY VARINA, NC 27526

03209-010-018
BRANDOW & ECKERT
2325 DEEP GAP RD
FLAT ROCK, NC 28731-5715

03316-010-000
MORNINGSIDE FUNDING LLC
2370 RICE BLVD STE 200
HOUSTON, TX 77005

03316-046-000
CHURCH OF GOD BY FAITH INC
2409 OLD MIDDLEBURG RD N
JACKSONVILLE, FL 32210

03316-051-000
CHURCH OF GOD BY FAITH INC
2409 OLD MIDDLEBURG RD N
JACKSONVILLE, FL 32210

03209-010-050
GHOSH YASHODA DULAL GOPAL
2441 NW 43RD ST #24A
Gainesville, FL 32606

03214-100-000
FAB HOMES OF FLORIDA INC
25 DOLPHIN DR
SAINT AUGUSTINE, FL 32080

03209-010-019
SERRANO FRANK D
251 CALDWELL DR
MAGGIE VALLEY, NC 28751-8658

03233-014-000
JAMES, LEON JEROME HEIRS
2600 SW 7TH ST
FORT LAUDERDALE, FL 33312-2220

03236-002-000
FREENEY, J L & SADIE
2824 NE 12TH ST
GAINESVILLE, FL 32609-3131

03316-014-000
CESAR NAHUN BARDALES
QUINTEROS
4750 NW 15TH AVE
MIAMI, FL 33142

03233-019-000
MCCRAY, JOHN & MARGARITE
49 LAKE SHORE BLVD
PORT WENTWORTH, GA 31407

03206-000-000
ACCH LLC
6327 NW 123RD PL
GAINESVILLE, FL 32627

03265-000-000
CONNORS, PAMELA B
686 BRITTON ST
CHICOPEE, MA 01020

03214-001-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-002-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-003-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

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GAINESVILLE, FL 32601

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GAINESVILLE, FL 32601

03214-025-000
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GAINESVILLE, FL 32601

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ALACHUA COUNTY HOUSING,
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GAINESVILLE, FL 32601

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ALACHUA COUNTY HOUSING,
AUTHOR
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GAINESVILLE, FL 32601

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ALACHUA COUNTY HOUSING,
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GAINESVILLE, FL 32601

03214-037-000
ALACHUA COUNTY HOUSING,
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GAINESVILLE, FL 32601

03214-040-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-043-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-018-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-047-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-050-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

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ALACHUA COUNTY HOUSING,
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ALACHUA COUNTY HOUSING,
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GAINESVILLE, FL 32601

03214-054-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03236-011-000
NEW JERUSALEM CHURCH OF GOD
748 CARTER ST
ORLANDO, FL 32805-3209

03316-036-000
LEE, KELVIN
7763 RAILROAD ST
LOVE OAK, FL 32060

03287-000-000
SMITH, THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03289-000-000
SMITH, THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03316-025-000
TILLMAN, MARGARET
8265 TIVERTON DR
PORT TOBACCO, MD 20677

03233-042-000
WHITE, WILMER III
8612 BRIXTON CT
JACKSONVILLE, FL 32244

03294-000-000
CANNON MARVIN
8620 NW 13TH ST LOT 313
GAINESVILLE, FL 32653-7965

03295-004-000
DAY, ANTHONY
8824 SW SUNDOWN CREEK RD
GREENVILLE, FL 32331-3736

03235-013-000
BRILL, JUDITH
911 NW 37TH DR
GAINESVILLE, FL 32605

03209-010-038
STUBBS, JOHN ARNOLDS
9549 SW OLD WIRE RD
FORT WHITE, FL 32038

03238-030-000
SRESOVICH, LUKE GEORGE & JOANN
PO BOX 100
CEDAR KEY, FL 32625-0100

03204-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

03316-003-000
EMZIAH DOROTHY LEE
PO BOX 103
ALACHUA, FL 32616

03316-001-000
MILLER, DOROTHY
PO BOX 103
ALACHUA, FL 32616-0103

03316-012-000
CURTIS, NATHANIEL & RUTHE
PO BOX 1087
ALACHUA, FL 32616-1087

03297-000-000
FITZ WILMA
PO BOX 1123
ALACHUA, FL 32616

03316-021-000
JENKINS ESTHER HEIRS
PO BOX 1138
ALACHUA, FL 32616-1138

03295-001-000
SMITH FANNIE B
PO BOX 1176
ALACHUA, FL 32616-1176

03295-003-000
HILL EDWARD
PO BOX 1176
ALACHUA, FL 32616-1176

03258-000-000
JOSEY BILLIE & LEILA PEARL
PO BOX 1203
ALACHUA, FL 32616-1203

03261-000-000
JOSEY COMMUNITY HOPE CENTER
PO BOX 1203
ALACHUA, FL 32616

03267-000-000
NATTIEL WALTER HEIRS
PO BOX 1265
ALACHUA, FL 32616

03316-016-001
WELCH WALTER LEE & ANNIE MAE
LEE
PO BOX 1281
ALACHUA, FL 32616-1281

03263-001-000
CERTAIN DOROTHY
PO BOX 1373
ALACHUA, FL 32616-1373

03237-011-001
CITY OF ALACHUA
PO BOX 1386
ALACHUA, FL 32616

03297-001-000
LILLIE, E L
PO BOX 1434
ALACHUA, FL 32616-1434

03316-045-000
WHITE RALPHFENE
PO BOX 1462
ALACHUA, FL 32616-1462

03316-013-000
PORTER MELANIE
PO BOX 1577
ALACHUA, FL 32616

03316-015-001
WHITE ELLA MAE
PO BOX 1612
ALACHUA, FL 32616-1612

03238-031-000
WARD IRENE
PO BOX 1768
ALACHUA, FL 32616

03238-010-000
BANKS, ROZENA H HEIRS
PO BOX 1774
ALACHUA, FL 32616-1774

03236-008-000
FAIRLEY ENDY HEIRS
PO BOX 1787
ALACHUA, FL 32616

03316-015-000
CHURCH OF GOD BY FAITH
PO BOX 2040
ALACHUA, FL 32616-2040

03214-000-000
SRI JAJANNATH CHAITANYA, SANGH
PO BOX 246
Alachua, FL 32616

03300-000-000
DELL & GODBOLT
PO BOX 272
ALACHUA, FL 32616-0272

03298-001-000
DELL & GODBOLT
PO BOX 272
ALACHUA, FL 32616-0272

03233-024-000
FLAGG BEATRICE M
PO BOX 326
ALACHUA, FL 32616-0326

03233-027-000
FLAGG, HENRY JR & BEATRICE
PO BOX 326
ALACHUA, FL 32616-0326

03238-004-000
MOBLEY MARCIA
PO BOX 413
ALACHUA, FL 32616-0413

03209-010-021
BRADLEY & SCHROEDER
PO BOX 443
ALACHUA, FL 32616

03238-026-000
HOPE DOREATHA
PO BOX 454
ALACHUA, FL 32616

03238-033-000
CARTER & MORRISON
PO BOX 462
ALACHUA, FL 32616

03236-005-000
WILLIAMS DESHAQUANA
PO BOX 573
ALACHUA, FL 32616

03316-016-000
LEE, DOROTHY HEIRS
PO BOX 573
ALACHUA, FL 32616-0573

03238-018-000
MUHAMMAD JALIL RAZZAQ
PO BOX 604
ALACHUA, FL 32616

03238-018-001
BETHEA ISAAC & GLORIA
PO BOX 604
ALACHUA, FL 32616-0604

03238-022-000
FUCE RUTHIE MAE
PO BOX 604
ALACHUA, FL 32616-0604

03238-024-000
FUCE, RUTHA ROBINSON
PO BOX 604
ALACHUA, FL 32616-0604

03316-053-000
BLAKE & WILLIAMS HEIRS
PO BOX 607
Alachua, FL 32616

03299-000-000
CALHOUN & CLAY & EWELL ET AL
PO BOX 6264
FORT LAUDERDALE, FL 33310-6264

03316-033-000
ROBINSON SARIA N
PO BOX 63
Alachua, FL 32616

03316-017-000
AMIRA, STUART
PO BOX 639
ALACHUA, FL 32616-0639

03316-007-000
AMIRA BUILDERS INC
PO BOX 639
ALACHUA, FL 32616-0639

03233-041-000
MCCLAIN NATHANIEL JR
PO BOX 645
ALACHUA, FL 32616

03295-000-000
HAYWOOD HILDA
PO BOX 651
ALACHUA, FL 32616-0651

03238-007-000
MCCRAY, THOMAS JR
PO BOX 653
ALACHUA, FL 32616-0653

03316-023-000
THOMAS, LOUISE
PO BOX 712
ALACHUA, FL 32616-0712

03236-030-000
HOWARD, SHIRLEY A
PO BOX 743
ALACHUA, FL 32616

03233-028-000
BRIGGS & FLAGG & FLAGG III &
PO BOX 746
ALACHUA, FL 32616

03316-020-000
WEST & WESTON
PO BOX 773
ALACHUA, FL 32616-0773

03316-005-000
RED OAK INVESTMENT PROPERTIES
LLC
PO BOX 8099
TAMPA, FL 33674

03316-004-000
RED OAK INVESTMENT PROPERTIES
LLC
PO BOX 8099
TAMPA, FL 33674

03316-006-000
RED OAK INVESTMENT PROPERTIES
LLC
PO BOX 8099
TAMPA, FL 33674

03316-035-000
JENKINS, ESTHER
PO BOX 833
ALACHUA, FL 32616

03316-024-000
JENKINS, VERNON & MARGARET
PO BOX 833
ALACHUA, FL 32616-0833

03260-000-000
THARDINE DIXON JR
PO BOX 834
ALACHUA, FL 32616

03262-000-000
DIXON & DIXON JR
PO BOX 834
ALACHUA, FL 32616

03263-002-000
MORRISON ESSIE R
PO BOX 84
ALACHUA, FL 32616-0848

03236-013-000
RHODES, MAGGIE HEIRS
PO BOX 843
ALACHUA, FL 32616

03316-049-000
HUTCHINSON BEVERLY L
PO BOX 856
Alachua, FL 32616

03233-012-000
ANDERSON WILLIE HEIRS
PO BOX 898
ALACHUA, FL 32616-0898

03236-020-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03237-006-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03237-008-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03237-011-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03316-042-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03236-001-000
SHAW, MAE E HEIRS
PO BOX 921
ALACHUA, FL 32616-0921

03316-030-000
KOSMAN ROTHSEIDEN &
ROTHSEIDEN
PO BOX 991
ALACHUA, FL 32616

03263-000-000
FORD LEOLA B
PO BOX 992
ALACHUA, FL 32616-0992

NEIGHBORHOOD WORKSHOP NOTICE

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

LINDA DIXON, AICP
ASSISTANT DIRECTOR OF PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

NEIGHBORHOOD WORKSHOP NOTICE

CRAIG PARENTEAU
FL DEPT. ENVIRONMENTAL
PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

NEIGHBORHOOD WORKSHOP NOTICE

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

NEIGHBORHOOD WORKSHOP NOTICE

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

NEIGHBORHOOD WORKSHOP NOTICE

MICHELE L. LIEBERMAN
INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

NEIGHBORHOOD WORKSHOP NOTICE

ADAM BOUKARI
CITY MANAGER, CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616



Neighborhood Meeting Minutes

Project: Proposed ACHA Land Use Change and Rezoning

Meeting Date & Time: June 20, 2018 at 6:00 PM

Location: Alachua Branch Library
14913 NW 140th St, Alachua, Florida 32615

Community Participants: 0

Project Representatives: Clay Sweger, eda
Ron Hall, ACHA

Meeting Minutes:

No community participants, therefore no presentation was given.

Sanders backs Gillum in governor’s race

By Jim Saunders
The News Service of Florida

TALLAHASSEE — Throughout his bid for Florida governor, Tallahassee Mayor Andrew Gillum has tried to appeal to the progressive voters who rallied behind Vermont Sen. Bernie Sanders’ insurgent presidential campaign in 2016.

Sanders apparently liked what he saw.

With the Democratic gubernatorial primary less than four weeks away, Sanders on Wednesday endorsed Gillum, pointing to Gillum’s stances on issues near and dear to left-leaning voters.

“As governor, Andrew Gillum will work to provide health care for all through a Medicare-for-All program, raise the minimum wage to a living wage, invest in sustainable energy, improve education, make sure the wealthiest corporations pay their fair share of taxes, and be welcoming to immigrants,” Sanders said in a statement released by the Gillum campaign. “Andrew has never backed down from a fight, including beating the NRA and standing up against xenophobic politicians. Andrew Gillum will set a new course for Florida — a governor who represents all the people and not just powerful special interests.”

The endorsement could give a late boost to Gillum, who has trailed his primary opponents in fundraising and in recent polls.

A Florida Atlantic

University poll released last week, for example, showed Gillum with support from 7 percent of Democratic voters, while a Mason-Dixon Polling & Strategy poll showed him at 10 percent.

Both polls, however, also showed large numbers of undecided Democratic voters.

The Gillum campaign quickly tried to seize on the Sanders endorsement, which came a day before the Democratic candidates will hold their final televised debate before the Aug. 28 primary.

“It’s an honor to have Senator Bernie Sanders’ endorsement in this campaign,” Gillum said in a statement. “He has been an unapologetic fighter for everyday working people standing up to the special interests. From Medicare-for-All, to a \$15 minimum wage, his ideas and platform have become the Democratic Party’s north star on economic justice for those who need it most.”

While it is too early to gauge the effect of the endorsement, the Republican primary for governor has been remade after President Donald Trump endorsed Northeast Florida Congressman Ron DeSantis. State Agriculture Commissioner Adam Putnam was the front-runner for months in the GOP race, but DeSantis has surged into the lead after the Trump endorsement — which was highlighted during a raucous Trump rally Tuesday night in Tampa.

Trump’s backing puts new twist on Florida governor’s race

By Brendan Farrington
The Associated Press

TALLAHASSEE — President Donald Trump’s Florida rally couldn’t have come at a better time for Republican U.S. Rep. Ron DeSantis, who may have locked up a primary victory as he seeks to become Florida’s next governor.

Thousands of people attended the Tuesday rally in Tampa as thousands of absentee ballots are arriving in mailboxes across Florida. Just the fact that Trump endorsed DeSantis earlier in the campaign helped him surge past Agriculture Commissioner Adam Putnam in Republican primary polls. Now with headlines and photos of DeSantis and Trump together on nearly every major newspaper’s front page and on television news around the state reinforces that support with a Republican base that loves the president.

“It would appear that Republican primary voters are willing to slavishly follow their master’s every dictamen,” said Tallahassee-based lobbyist and Republican political strategist Mac Stipanovich. “It’s really odd, hard to describe and actually frightening.”

Most political observers would have assumed Putnam was going to be the nominee when he entered the race 15 months



President Donald Trump, right, shakes hands with Florida Republican gubernatorial candidate Ron DeSantis during a rally in Tampa on Tuesday. [CHRIS O’MEARA/THE ASSOCIATED PRESS]

ago. He had seemingly been building up to this campaign his entire adult life. He was elected to the state House in 1996 as a 22-year-old and four years later to the U.S. House, where he served five terms and became one of the most powerful House Republicans. He left Washington and was elected agriculture commissioner in 2010. This year, he has widespread establishment support and has spent more than \$26 million between his campaign account and a political committee on the race. He’s made countless stops around the state, running a traditional grassroots

campaign with a focus on Florida issues.

But seemingly overnight DeSantis has erased whatever advantage Putnam had with a campaign largely based on Fox News appearances, Trump’s backing and a focus on national issues. DeSantis, a former Navy officer, cast himself as a Washington outsider when he won his seat in 2012 and his goal was originally to remain in Washington — not run for governor. He ran for U.S. Senate in 2016, but dropped out of the race when Republican Sen. Marco Rubio decided to run for re-election. DeSantis didn’t enter

the governor’s race until January and until recently held few in-state campaign events. Instead, he’s appeared on Fox News more than 100 times, usually defending Trump.

That loyalty helped sway the endorsement. Trump called DeSantis a great friend and a “tough, brilliant cookie.”

“I know him well. He’s a great, great guy. He’s going to be an incredible governor,” said Trump, who is a part-time Palm Beach resident. “I don’t do these endorsements easily. I don’t need to be here, but I happen to love this state ... Though it seems to have an impact.”

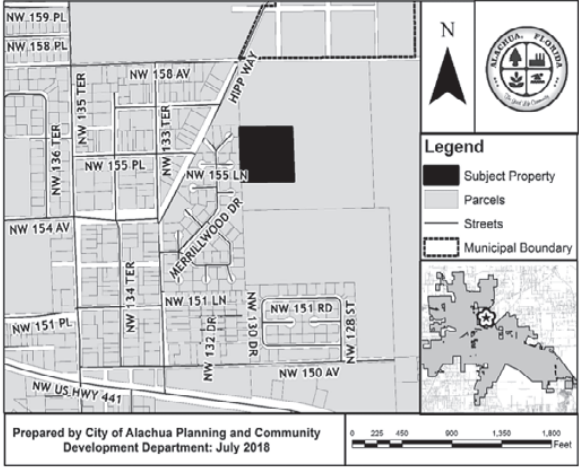
Trump then pointed out the recent Georgia Republican gubernatorial primary, where one-time presumptive front-runner Lt. Gov. Casey Cagle lost by 40 percentage points after Trump-endorsed Secretary of State Brian Kemp.

DeSantis’s Trump strategy also appears to be working in Florida.

Terry Castro, a 71-year-old retiree from Tampa, says she likes Putnam, but is supporting DeSantis.

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on August 14, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by Clay Sweger, AICP, LEED AP, of eda engineers – surveyors – planners, inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM,) to amend the FLUM from Agriculture to Medium Density Residential on a ±5.00 acre subject property, located east of Merrillwood Subdivision and Hipp Way, and north of Alachua Forest subdivision; Tax Parcel Number 03204-001-000; Existing FLUM Designation: Agriculture; Existing Zoning: Agricultural (A), Proposed Zoning: Residential Multiple Family-8 (RMF-8).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

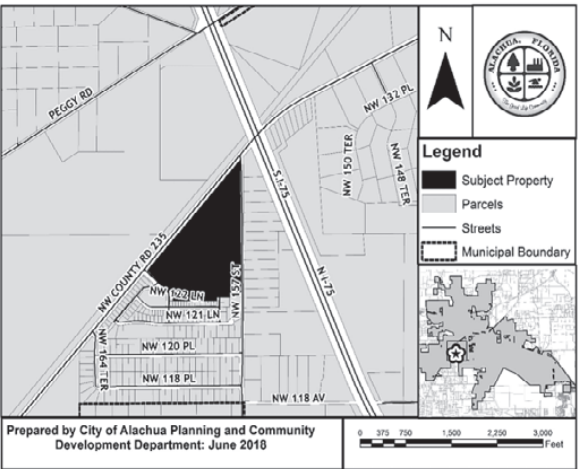
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 13, 2018, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 18-19

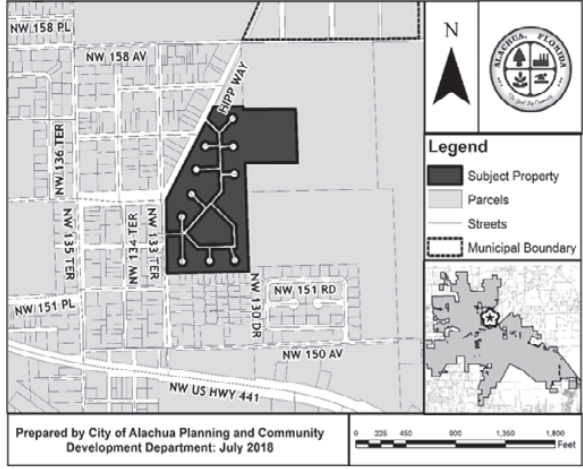
AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (“PUD”) TO PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”) ON APPROXIMATELY 45.14 ACRES; LOCATED NORTH OF SAVANNAH STATION PHASE I, EAST OF COUNTY ROAD 235, AND WEST OF NW 157TH STREET; A PORTION OF TAX PARCEL NUMBER 03905-002-000 AND A PORTION OF TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on August 14, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by Clay Sweger, AICP, LEED AP, of eda engineers – surveyors – planners, inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (“A”) to Residential Multiple Family -8 (“RMF-8”) on an ±5.00 acre portion of the subject property and from Residential Single Family-3 (“RSF-3”) to Residential Multiple Family- 8 (“RMF-8”) on a ±15.47 acre portion of the subject property. The subject property is ±20.47 acres total in size, and is generally located east of Hipp Way and NW 133rd Terrace, and north of NW 151st Lane. Tax Parcel Numbers 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between, and Tax Parcel Number 03204-001-000; Existing FLUM Designation: Medium Density Residential and Agriculture, Proposed FLUM Designation: Medium Density Residential; Zoning: Agricultural (A) and Residential Single Family -3 (RSF-3), Proposed Zoning: Residential Multiple Family -8 (RMF-8).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

backpacks at the Alachua Lions Club, 15115 N.W. 142nd Terrace. Alachua Lions Club immediate past president David Grant welcomed everyone to the gathering.

member Tom Weller to help make the building more functional for students.

#

Email cwalker@alachuatoday.com

"This is the first time



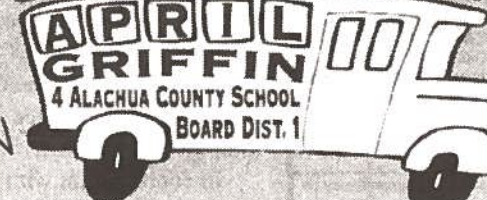
April has the experience Alachua County needs:

- ✓ Served on the school board since 2010 as an advocate for all students and public education
- ✓ Active involvement in our schools for 30+ years as a board member, teacher, parent, and volunteer
- ✓ Visited every school each year since elected
- ✓ Currently serves as President of the Florida School Boards Association
- ✓ Mentored students since 2011 as a Take Stock Mentor and was the "2014 Mentor of the Year"
- ✓ Helped Establish "Career Discoveries Day" in collaboration with the Gainesville Area Chamber
- ✓ Worked to increase the Alachua County high school graduation rate, which has increased 10% since 2012 and is above the state average

April is endorsed by:

- ✓ Alachua County Education Association (ACEA)
- ✓ Mayors of Alachua, High Springs, and Newberry

STAY ON BOARD: RE-ELECT



"April has worked with me and the Hawthorne community to protect public education in our communities."

Matt Surrency
Mayor of Hawthorne

Vote on August 28!

Political advertisement paid for and approved by April Griffin for Alachua County School Board, District 1.



City of ALACHUA

PUBLIC NOTICE NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 13, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 18-22

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-102(a)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(a)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(a)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-140(a)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(a)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(a)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(a)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Attn: Public Services Department, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

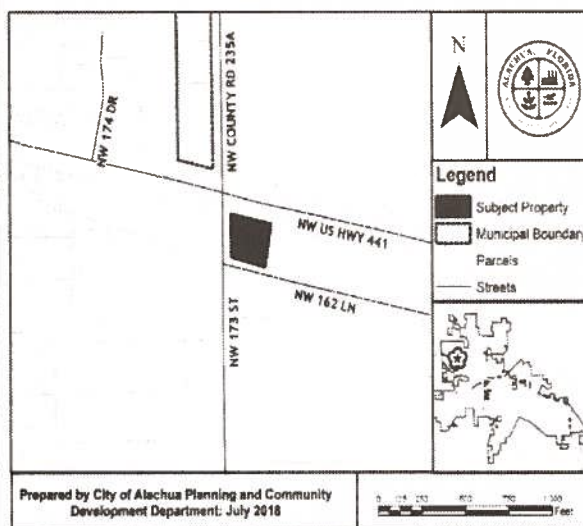
(Published: Alachua County Today - August 2, 2018)



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on August 14, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Christopher Gmuer, P.E. of Gmuer Engineering LLC., applicant and agent for Circle K Stores, Inc., property owner, for consideration of a Site Plan to construct a ±680 square drive-through restaurant, with associated paving, grading, drainage, and infrastructure improvements, on a ±1.03 acre subject property, located south of Santa Fe High School and NW US Highway 441, east of NW 173rd Street (CR 235A) and north of NW 162nd Lane. Tax Parcel Number 03051-004-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



Prepared by City of Alachua Planning and Community Development Department: July 2018

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

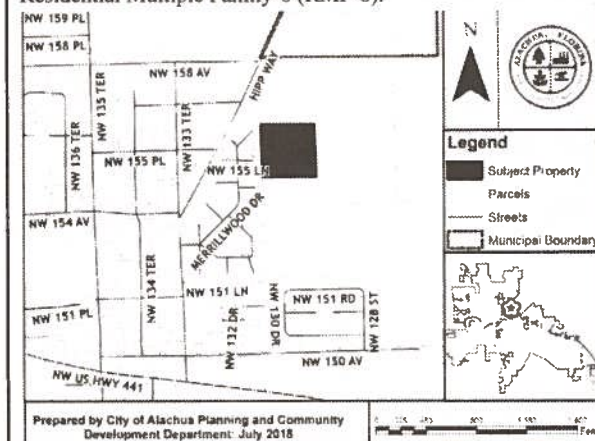
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City of ALACHUA

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Prepared by City of Alachua Planning and Community Development Department: July 2018

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 2, 2018)



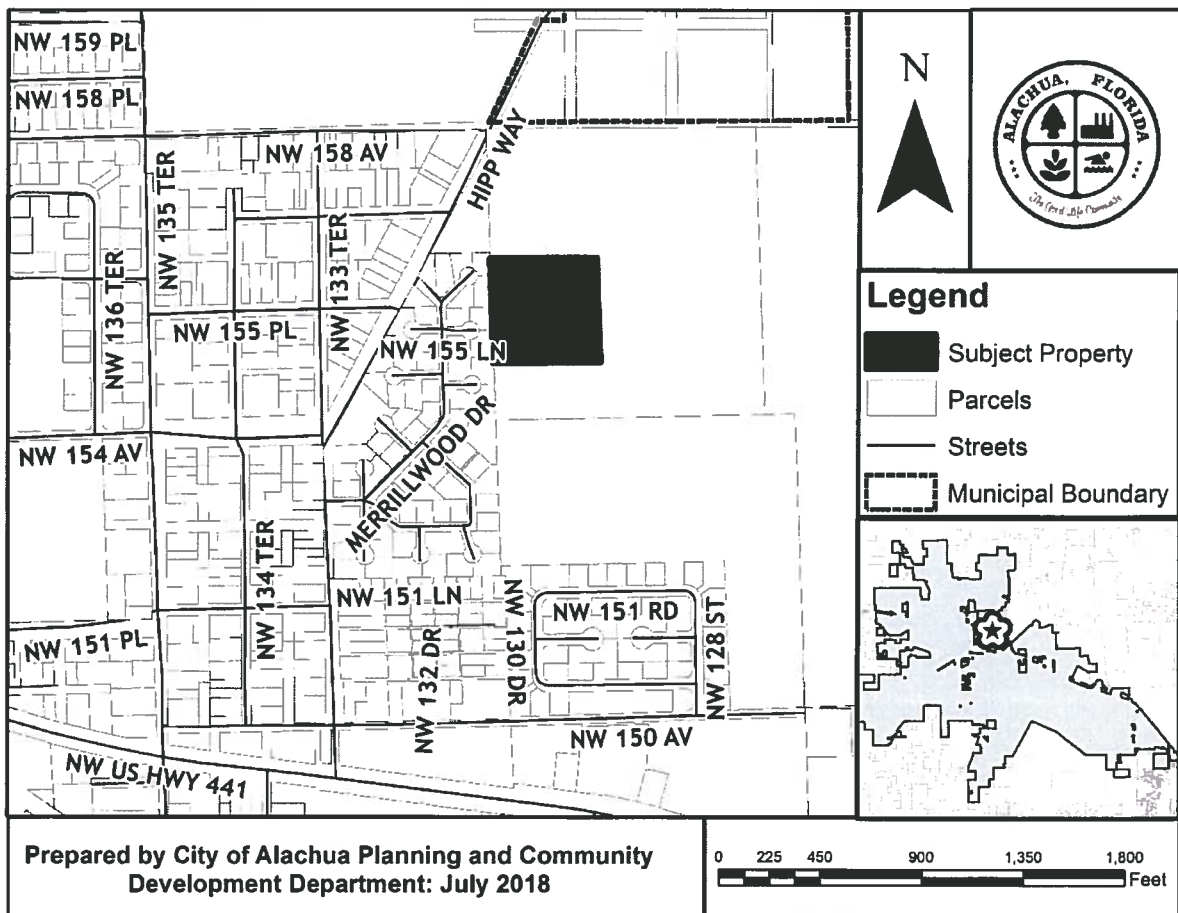
City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 7/30/2018
(KC)

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



THE GOOD LIFE COMMUNITY

regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

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03316-019-000
WILLIAMSON, FRED & CAROLYN
1035 AUSTIN RIDGE CT
PINEY FLATS, TN 37686

03316-009-000
HALL, ALONZO
10364 SW 24TH ST
MIRAMAR, FL 33025-3992

03316-008-000
HALL, ALONZO
10364 SW 24TH ST
MIRAMAR, FL 33025-3992

03304-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03259-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03287-001-000
WINDSOR MORTGAGE HOLDINGS LIMITED LLC
11631 VICTORY BLVD STE 208
NORTH HOLLYWOOD, CA 91606-3572

03209-010-014
SIMPSON, HELEN
12920 NW 151ST RD
ALACHUA, FL 32615

03209-010-040
CLIFTON TERESA L
12922 NW 151ST PL
ALACHUA, FL 32615

03209-010-049
LORANGER MARIE
12923 NW 151ST RD
ALACHUA, FL 32615-5741

03209-010-015
SACASA ENID S
12930 NW 151ST RD
ALACHUA, FL 32615

03209-010-039
WILKINS, JOHN MARK
13004 NW 151ST PL
ALACHUA, FL 32615

03209-010-016
ANDERSON & WARD
13006 NW 151ST RD
ALACHUA, FL 32616

03316-043-000
MERRICKS DAVID & JOESSA W
13102 NW 150TH AVE
ALACHUA, FL 32615-5518

03316-044-000
MERRICKS, DAVID & JOESSA
13102 NW 150TH AVE
ALACHUA, FL 32615

03316-022-000
RILEY, PAULINE
13204 NW 151ST PL
ALACHUA, FL 32615

03316-037-000
SPEED, HENRY JR & THEODOSIA
13206 NW 151ST AVE
ALACHUA, FL 32615

03316-047-000
SPEED, HENRY JR & THEODOSIA
13206 NW 151ST AVE
NEWBERRY, FL 32669

03233-032-000
COLLINS MAMIE L LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615-8243

03233-017-000
FILER, MAMIE L
13208 NW 157TH AVE
ALACHUA, FL 32615

03233-034-000
COLLINS, MAMIE LEE LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32616-0345

03233-036-000
COLLINS, MAMIE F LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615

03237-001-000
WILLIAMS, N & REDOSHIE HEIRS
13301 NW 158TH AVE
ALACHUA, FL 32615

03236-028-000
GARRISON ULYSEES HEIRS
13306 NW 155TH LN
ALACHUA, FL 32615-5885

03296-000-000
HILL LAVERN LIFE ESTATE
13311 NW 151ST PL
ALACHUA, FL 32615-5891

03238-011-000
REEB KIRK P TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601

03264-000-000
NCWT LLC
14260 W NEWBERRY RD #200
Newberry, FL 32669

03291-000-000
NCWT LLC
14260 W NEWBERRY RD #200
NEWBERRY, FL 32669

03209-010-022
BAKER SHIRLEY
15022 NW 130TH DR
ALACHUA, FL 32615

03301-000-000
ROBINSON, BRUCE R & KATHY
15029 NW 134TH TER
ALACHUA, FL 32615

03209-010-020
CHACON & RICO M/C
15114 NW 130TH DR
ALACHUA, FL 32615

03316-026-000
BEVILLE & BEVILLE-LAMBERT & LAMBERT W/H
15500 NW 180TH AVE
ALACHUA, FL 32615

03316-011-000
ARMSTRONG, HENRY JAMES JR
15513 BRINTON WAY
BRANDYWINE, MD 20613-6205

03236-021-000
DEAN TRUSTEE & TEAGUE, CO-TRUS
15528 HIPPI WAY
ALACHUA, FL 32615

03236-022-000
DEAN TRUSTEE & TEAGUE, CO-TRUS
15528 HIPPI WAY
ALACHUA, FL 32615

03293-000-000
KWARTENG, KENNETH & MATILDA
1600 PINEHURST VIEW DR
GRAYSON, GA 30017

03316-048-000
CRISWELL & GRANT
1705 NE 6TH PL
GAINESVILLE, FL 32641-5853

03295-002-000
LAWSON & LEWIS & WILLIAMS
179 SEA AVE
GROVETOWN, GA 30813

03236-018-000
RICO, NICHOLAS GOPAL
18230 NW 150TH LANE
Alachua, FL 32615

03316-038-000
GRINER, RAMONA H
201 SE 2ND AVE #306
GAINESVILLE, FL 32601

03290-000-000
WARD, ELIZABETH
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

03316-029-000
JONES, ROOSEVELT LORENZO
214 LARKTREE LN
FUQUAY VARINA, NC 27526

03209-010-018
BRANDOW & ECKERT
2325 DEEP GAP RD
FLAT ROCK, NC 28731-5715

03316-010-000
MORNINGSIDE FUNDING LLC
2370 RICE BLVD STE 200
HOUSTON, TX 77005

03316-046-000
CHURCH OF GOD BY FAITH INC
2409 OLD MIDDLEBURG RD N
JACKSONVILLE, FL 32210

03316-051-000
CHURCH OF GOD BY FAITH INC
2409 OLD MIDDLEBURG RD N
JACKONVILLE, FL 32210

03209-010-050
GHOSH YASHODA DULAL GOPAL
2441 NW 43RD ST #24A
Gainesville, FL 32606

03214-100-000
FAB HOMES OF FLORIDA INC
25 DOLPHIN DR
SAINT AUGUSTINE, FL 32080

03209-010-019
SERRANO FRANK D
251 CALDWELL DR
MAGGIE VALLEY, NC 28751-8658

03233-014-000
JAMES, LEON JEROME HEIRS
2600 SW 7TH ST
FORT LAUDERDALE, FL 33312-2220

03236-002-000
FREENEY, J L & SADIE
2824 NE 12TH ST
GAINESVILLE, FL 32609-3131

03316-014-000
CESAR NAHUN BARDALES QUINTEROS
4750 NW 15TH AVE
MIAMI, FL 33142

03233-019-000
MCCRAY, JOHN & MARGARITE
49 LAKE SHORE BLVD
PORT WENTWORTH, GA 31407

03206-000-000
ACCH LLC
6327 NW 123RD PL
GAINESVILLE, FL 32627

03265-000-000
CONNORS, PAMELA B
686 BRITTON ST
CHICOPEE, MA 01020

03214-001-000
ALACHUA COUNTY HOUSING, AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

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03214-054-000
ALACHUA COUNTY HOUSING, AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03236-011-000
NEW JERUSALEM CHURCH OF GOD
748 CARTER ST
ORLANDO, FL 32805-3209

03316-036-000
LEE, KELVIN
7763 RAILROAD ST
LOVE OAK, FL 32060

03287-000-000
SMITH, THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03289-000-000
SMITH, THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03316-025-000
TILLMAN, MARGARET
8265 TIVERTON DR
PORT TOBACCO, MD 20677

03233-042-000
WHITE, WILMER III
8612 BRIXTON CT
JACKSONVILLE, FL 32244

03294-000-000
CANNON MARVIN
8620 NW 13TH ST LOT 313
GAINESVILLE, FL 32653-7965

03295-004-000
DAY, ANTHONY
8824 SW SUNDOWN CREEK RD
GREENVILLE, FL 32331-3736

03235-013-000
BRILL, JUDITH
911 NW 37TH DR
GAINESVILLE, FL 32605

03209-010-038
STUBBS, JOHN ARNOLDS
9549 SW OLD WIRE RD
FORT WHITE, FL 32038

03238-030-000
SRESOVICH, LUKE GEORGE & JOANN
PO BOX 100
CEDAR KEY, FL 32625-0100

03204-000-000
JOHN C HIPPI CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

03316-003-000
EMZIAH DOROTHY LEE
PO BOX 103
ALACHUA, FL 32616

03316-001-000
MILLER, DOROTHY
PO BOX 103
ALACHUA, FL 32616-0103

03316-012-000
CURTIS, NATHANIEL & RUTHE
PO BOX 1087
ALACHUA, FL 32616-1087

03297-000-000
FITZ WILMA
PO BOX 1123
ALACHUA, FL 32616

03316-021-000
JENKINS ESTHER HEIRS
PO BOX 1138
ALACHUA, FL 32616-1138

03295-001-000
SMITH FANNIE B
PO BOX 1176
ALACHUA, FL 32616-1176

03295-003-000
HILL EDWARD
PO BOX 1176
ALACHUA, FL 32616-1176

03258-000-000
JOSEY BILLIE & LEILA PEARL
PO BOX 1203
ALACHUA, FL 32616-1203

03261-000-000
JOSEY COMMUNITY HOPE CENTER
PO BOX 1203
ALACHUA, FL 32616

03267-000-000
NATTIEL WALTER HEIRS
PO BOX 1265
ALACHUA, FL 32616

03316-016-001
WELCH WALTER LEE & ANNIE MAE LEE
PO BOX 1281
ALACHUA, FL 32616-1281

03263-001-000
CERTAIN DOROTHY
PO BOX 1373
ALACHUA, FL 32616-1373

03237-011-001
CITY OF ALACHUA
PO BOX 1386
ALACHUA, FL 32616

03297-001-000
LILLIE, E L
PO BOX 1434
ALACHUA, FL 32616-1434

03233-041-000
MCCLAIN NATHANIEL JR
PO BOX 645
ALACHUA, FL 32616

03295-000-000
HAYWOOD HILDA
PO BOX 651
ALACHUA, FL 32616-0651

03238-007-000
MCCRAY, THOMAS JR
PO BOX 653
ALACHUA, FL 32616-0653

03316-033-000
ROBINSON SARIA N
PO BOX 63
Alachua, FL 32616

03316-017-000
AMIRA, STUART
PO BOX 639
ALACHUA, FL 32616-0639

03316-007-000
AMIRA BUILDERS INC
PO BOX 639
ALACHUA, FL 32616-0639

03238-024-000
FUCE, RUTHA ROBINSON
PO BOX 604
ALACHUA, FL 32616-0604

03316-053-000
BLAKE & WILLIAMS HEIRS
PO BOX 607
Alachua, FL 32616

03299-000-000
CALHOUN & CLAY & EWELL ET AL
PO BOX 6264
FORT LAUDERDALE, FL 33310-6264

03238-018-000
MUHAMMAD JALIL RAZZAQ
PO BOX 604
ALACHUA, FL 32616

03238-018-001
BETHEA ISAAC & GLORIA
PO BOX 604
ALACHUA, FL 32616-0604

03238-022-000
FUCE RUTHIE MAE
PO BOX 604
ALACHUA, FL 32616-0604

03238-033-000
CARTER & MORRISON
PO BOX 462
ALACHUA, FL 32616

03236-005-000
WILLIAMS DESHAQUANA
PO BOX 573
ALACHUA, FL 32616

03316-016-000
LEE, DOROTHY HEIRS
PO BOX 573
ALACHUA, FL 32616-0573

03238-004-000
MOBLEY MARCIA
PO BOX 413
ALACHUA, FL 32616-0413

03209-010-021
BRADLEY & SCHROEDER
PO BOX 443
ALACHUA, FL 32616

03238-026-000
HOPE DOREATHA
PO BOX 454
ALACHUA, FL 32616

03298-001-000
DELL & GODBOLT
PO BOX 272
ALACHUA, FL 32616-0272

03233-024-000
FLAGG BEATRICE M
PO BOX 326
ALACHUA, FL 32616-0326

03233-027-000
FLAGG, HENRY JR & BEATRICE
PO BOX 326
ALACHUA, FL 32616-0326

03316-015-000
CHURCH OF GOD BY FAITH
PO BOX 2040
ALACHUA, FL 32616-2040

03214-000-000
SRI JAJANNATH CHAITANYA, SANGH
PO BOX 246
Alachua, FL 32616

03300-000-000
DELL & GODBOLT
PO BOX 272
ALACHUA, FL 32616-0272

03238-031-000
WARD IRENE
PO BOX 1768
ALACHUA, FL 32616

03238-010-000
BANKS, ROZENA H HEIRS
PO BOX 1774
ALACHUA, FL 32616-1774

03236-008-000
FAIRLEY ENDY HEIRS
PO BOX 1787
ALACHUA, FL 32616

03316-045-000
WHITE RALPHFENE
PO BOX 1462
ALACHUA, FL 32616-1462

03316-013-000
PORTER MELANIE
PO BOX 1577
ALACHUA, FL 32616

03316-015-001
WHITE ELLA MAE
PO BOX 1612
ALACHUA, FL 32616-1612

03316-023-000
THOMAS, LOUISE
PO BOX 712
ALACHUA, FL 32616-0712

03316-020-000
WEST & WESTON
PO BOX 773
ALACHUA, FL 32616-0773

03316-006-000
RED OAK INVESTMENT PROPERTIES LLC
PO BOX 8099
TAMPA, FL 33674

03260-000-000
THARDINE DIXON JR
PO BOX 834
ALACHUA, FL 32616

03236-013-000
RHODES, MAGGIE HEIRS
PO BOX 843
ALACHUA, FL 32616

03236-020-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03237-011-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03316-030-000
KOSMAN ROTHSEIDEN & ROTHSEIDEN
PO BOX 991
ALACHUA, FL 32616

03236-030-000
HOWARD, SHIRLEY A
PO BOX 743
ALACHUA, FL 32616

03316-005-000
RED OAK INVESTMENT PROPERTIES LLC
PO BOX 8099
TAMPA, FL 33674

03316-035-000
JENKINS, ESTHER
PO BOX 833
ALACHUA, FL 32616

03262-000-000
DIXON & DIXON JR
PO BOX 834
ALACHUA, FL 32616

03316-049-000
HUTCHINSON BEVERLY L
PO BOX 856
Alachua, FL 32616

03237-006-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03316-042-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03263-000-000
FORD LEOLA B
PO BOX 992
ALACHUA, FL 32616-0992

03233-028-000
BRIGGS & FLAGG & FLAGG III &
PO BOX 746
ALACHUA, FL 32616

03316-004-000
RED OAK INVESTMENT PROPERTIES LLC
PO BOX 8099
TAMPA, FL 33674

03316-024-000
JENKINS, VERNON & MARGARET
PO BOX 833
ALACHUA, FL 32616-0833

03263-002-000
MORRISON ESSIE R
PO BOX 84
ALACHUA, FL 32616-0848

03233-012-000
ANDERSON WILLIE HEIRS
PO BOX 898
ALACHUA, FL 32616-0898

03237-008-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03236-001-000
SHAW, MAE E HEIRS
PO BOX 921
ALACHUA, FL 32616-0921

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR OF PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

MICHELE L. LIEBERMAN
INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

CRAIG PARENTEAU
FL DEPT. ENVIRONMENTAL PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

ADAM BOUKARI
CITY MANAGER, CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
SIGN ON 7/30/18^(Name) FOR THE ACHA SSCPA
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Three (3)
(Number of signs)

ORDINANCE 18-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP FROM AGRICULTURE TO MEDIUM DENSITY RESIDENTIAL ON APPROXIMATELY 5.0 ACRES, LOCATED EAST OF THE MERRILLWOOD SUBDIVISION AND HIPPI WAY, NORTH OF THE ALACHUA FOREST SUBDIVISION; TAX PARCEL NUMBER 03204-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, an application for a small scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on August 14, 2018 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearings on August 27, 2018 and _____, 2018, provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this

amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and incorporated herein by reference.

The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan. The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture to Medium Density Residential for Tax Parcel Number 03204-001-000, in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 27th day of August, 2018.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____day of ____, 2018.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari , City Manager/Clerk

Marian B. Rush, City Attorney

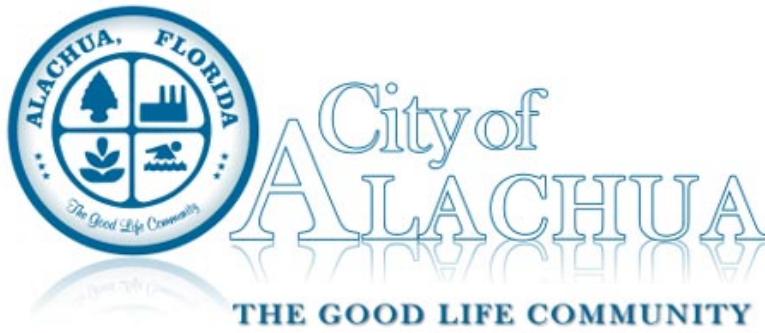
EXHIBIT “A”

Tax Parcel No. 03204-001-000

LEGAL DESCRIPTION:

That certain tract of land as described in Official Records Book 1004, page 650 of the Public Records of Alachua County, Florida; being described as follows:

A tract of land situated in the NW 1/4 of the NE 1/4 of Section 14, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at the Northwest corner of the NE 1/4 of Section 14, Township 8 South, Range 18 East, and run S 03°23'20" E, along the West line of the NE 1/4 of said Section 14, 572.31 feet to the Point of Beginning; said Point of Beginning being the Northeast corner of Merrillwood, a subdivision as recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida; thence continue S 03°23'20" E, along the East line of said Merrillwood, 460.00 feet; thence run N 86°36'40" E, 473.48 feet; thence run N 03°23'20" W, 460.00 feet; thence run S 86°36'40" W, 473.48 feet to the Point of Beginning, said tract of land containing 5.00 acres, more or less.



Board/Committee Agenda Item

MEETING DATE: 8/14/2018

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, of eda, inc., applicant and agent for Alachua County Housing Authority, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) to Residential Multiple Family - 8 (RMF-8) on a ± 5.00 acre portion of the subject property and from Residential Single Family -3 (RSF-3) on a ± 15.47 acre portion of the subject property, which is ± 20.47 acres in total size. Consisting of Parcel Numbers 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between and Parcel No. 03204-001-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") to Residential Multiple Family- 8 ("RMF-8") on a ± 5.00 acre portion of the subject property and from Residential Single Family -3 ("RSF-3") to Residential Multiple Family-8 ("RMF-8") on a ± 15.47 acre portion of the subject property (total subject property ± 20.47 acres)

The subject parcels are parcels currently within the Merrillwood subdivision and a parcel located to the east (03204-001-000).

The subject property currently has a Medium Density Residential and Agriculture Future Land Use Designations. A companion application proposes an amendment to the City's Comprehensive Plan that would d the 5 acres designated Agriculture on the Future Land Use Map to Medium Density Residential. The proposed zoning district is consistent with the existing FLUM designation for the 15.47 acre portion of the subject property and consistent with the proposed FLUM designation for the 5 acre portion of the subject property.

The Residential Multiple Family-8 ("RMF-8") Zone District is described as follows in Section 3.4.2 (G) of the Land Development Regulations (LDRs):

(G) RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two-to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling

ATTACHMENTS:

Description

- ▣ Staff Report
- ▣ Exhibit "B" to Staff Report: Staff Supporting Application Materials
- ▣ Application and Supporting Materials
- ▣ Public Notice Materials for 08/14/18 PZB Hearing
- ▣ Draft Alachua County Housing Authority RZ Ordinance



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

August 14, 2018

SUBJECT: A request to amend the Official Zoning Atlas from Agricultural ("A") to Residential Multiple Family- 8 ("RMF-8") on a ± 5.00 acre portion of the subject property and from Residential Single Family -3 ("RSF-3") to Residential Multiple Family-8 ("RMF-8") on a ± 15.47 acre portion of the subject property (total subject property ± 20.47 acres)

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP of eda engineers-surveyors-planners, inc. (Applicant/Agent)

PROPERTY OWNER: Alachua County Housing Authority

LOCATION: Merrillwood Subdivision located east of Hipp Way and NW 133rd Terrace, and north of NW 151st Lane

PARCEL ID NUMBER(S): 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between and Parcel No. 03204-001-000

ACREAGE: ± 20.47

PROJECT PLANNER: Adam J. Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") to Residential Multiple Family- 8 ("RMF-8") on a ±5.00 acre portion of the subject property and from Residential Single Family -3 ("RSF-3") to Residential Multiple Family-8 ("RMF-8") on a ±15.47 acre portion of the subject property (total subject property ±20.47 acres)

The subject parcels are parcels currently within the Merrillwood subdivision and a parcel located to the east (03204-001-000).

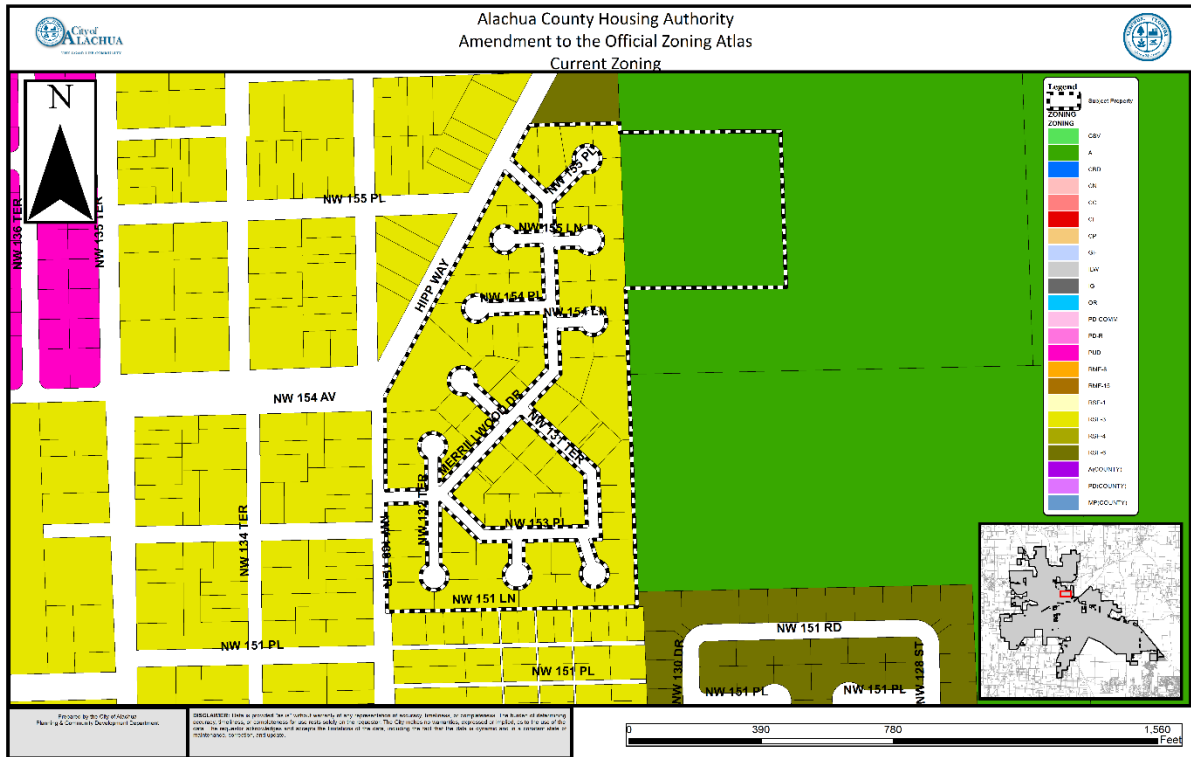
The subject property currently has a Medium Density Residential and Agriculture Future Land Use Designations. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the 5 acres designated Agriculture on the Future Land Use Map to Medium Density Residential. The proposed zoning district is consistent with the existing FLUM designation for the 15.47 acre portion of the subject property and consistent with the proposed FLUM designation for the 5 acre portion of the subject property.

The Residential Multiple Family-8 ("RMF-8") Zone District is described as follows in Section 3.4.2 (G) of the Land Development Regulations (LDRs):

(G) RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

The Merrillwood subdivision currently consists of Lots 1-69. The applicant has indicated an intent to redevelop this area and the 5 acre parcel to the east (03204-001-000) to replace the more than 40 year old units and provide additional affordable housing options.

Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing Districts		Proposed Districts
Zoning District:	Agricultural ("A") (5 acres)	Residential Single Family -3 ("RSF-3") (15.47 acres)	Residential Multiple Family -8 ("RMF-8") (20.47 acres)
Max. Gross Density:	1 Dwelling Unit	46 Dwelling Units	163 Dwelling Units
Floor Area Ratio:	NA	NA	NA
Typical Uses*:	Agriculture, animal husbandry, agricultural support and services, animal sales and care	Single family detached residences and manufactured homes	Live/work dwellings, manufactured homes, multiple-family, single family attached and detached, townhomes, two to four family dwellings, upper story dwellings,
<i>* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.</i>			

SURROUNDING USES

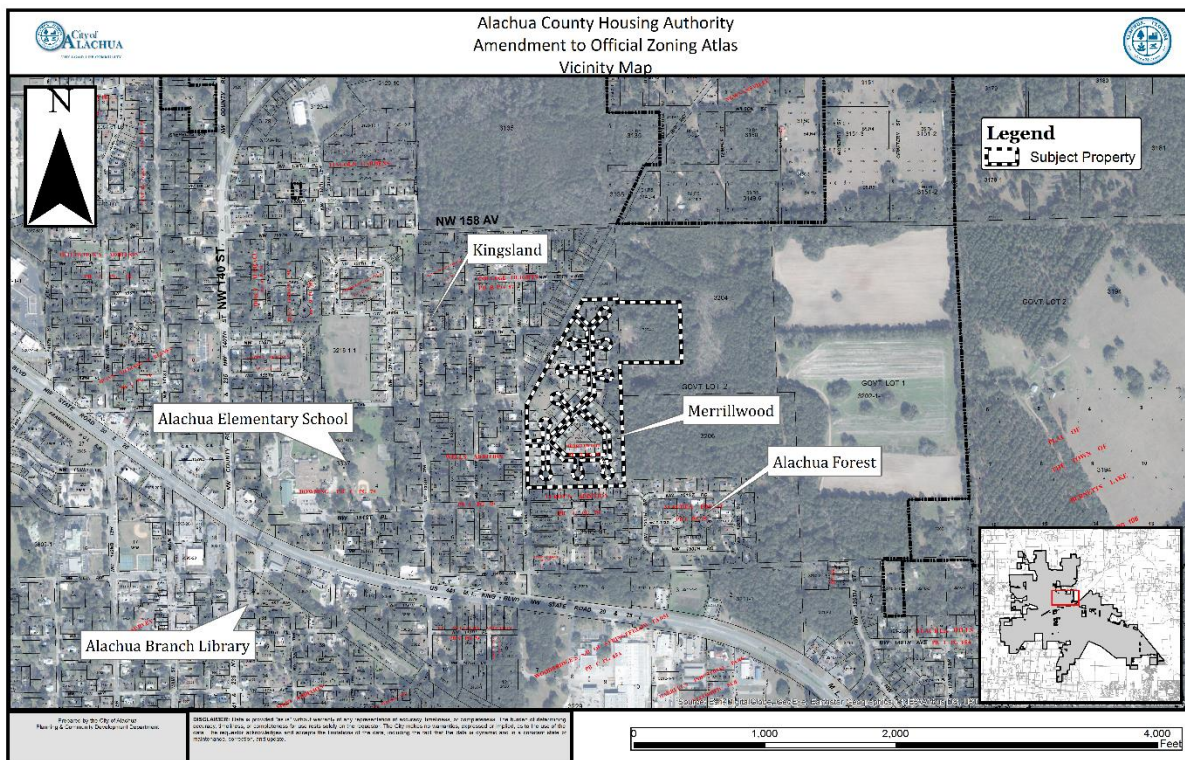
The subject property include all parcels currently within the Merrillwood subdivision and a parcel located to the east.

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. Map 3 illustrates the amended Official Zoning Atlas if the proposed amendment is approved. The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and does not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential and Vacant Residential	Medium Density Residential	RSF- 3 and RSF- 6
South	Residential	Medium Density Residential	RSF-3
East	Vacant	Agriculture	A
West	Residential	Medium Density Residential	RSF-3

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

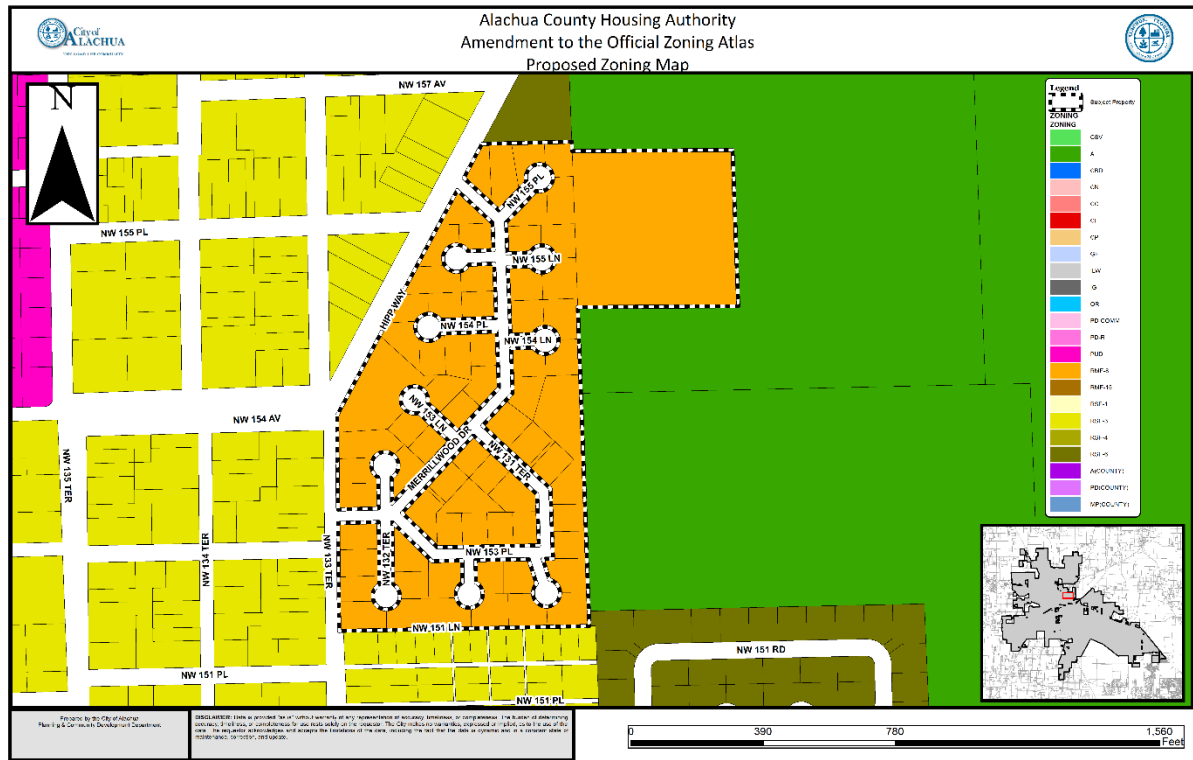


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Current Zoning District	Proposed Zoning District	Acreage
03204-001-000	Vacant	Agricultural ("A")	Residential Multiple Family-8 ("RMF-8")	±5.00ac
03214-001-000 through 03214-069-000; 03214-100-000	Residential	Residential Single Family- 3 ("RSF-3")	Residential Multiple Family-8 ("RMF-8")	±15.47

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on June 20, 2018 at the City of Alachua Public Library to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of

the subject property were notified of the meeting and notice of the meeting was published in the Gainesville Sun. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant's minutes, there were no individuals from the public that attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural ("A") and Residential Single Family-3 ("RSF-3") to Residential Multiple Family -8 ("RMF-8"). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

Table 3. Proposed Zoning Designation

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
03204-001-000	Agriculture	Medium Density Residential	Residential Multiple Family -8 ("RMF-8")	☒
03214-001-000 through 03214-069-000; 03214-100-000	Medium Density Residential	No Change Proposed	Residential Multiple Family -8 ("RMF-8")	☒

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element
- Housing

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Supporting community services, such as schools, houses of worship, parks, and community centers

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

- Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.
- Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.
- Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.
- Policy 2.4.e Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

GOAL 4: Infill and Redevelopment Standards:

The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 5.1: Natural features:

The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of

seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer

Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Transportation Element

GOAL 1:

Provide for a traffic circulation system, which serves existing and future land uses.

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Objective 1.2: Access Management

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Objective 1.3: Parking

The City shall require innovative parking lot design for multiple-family and non-residential developments, including the provision of bicycle parking, pedestrian-friendly design, and landscaping.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

GOAL 2: Solid Waste

The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

GOAL 3: Stormwater

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

GOAL 5: Natural Groundwater Aquifer Recharge

Objective 5.1:

The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Conservation and Open Space Element

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

- Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.
- Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

- Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 1.5.b: The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual".
- Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 1.5.e: The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S.

Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques

Housing Element

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

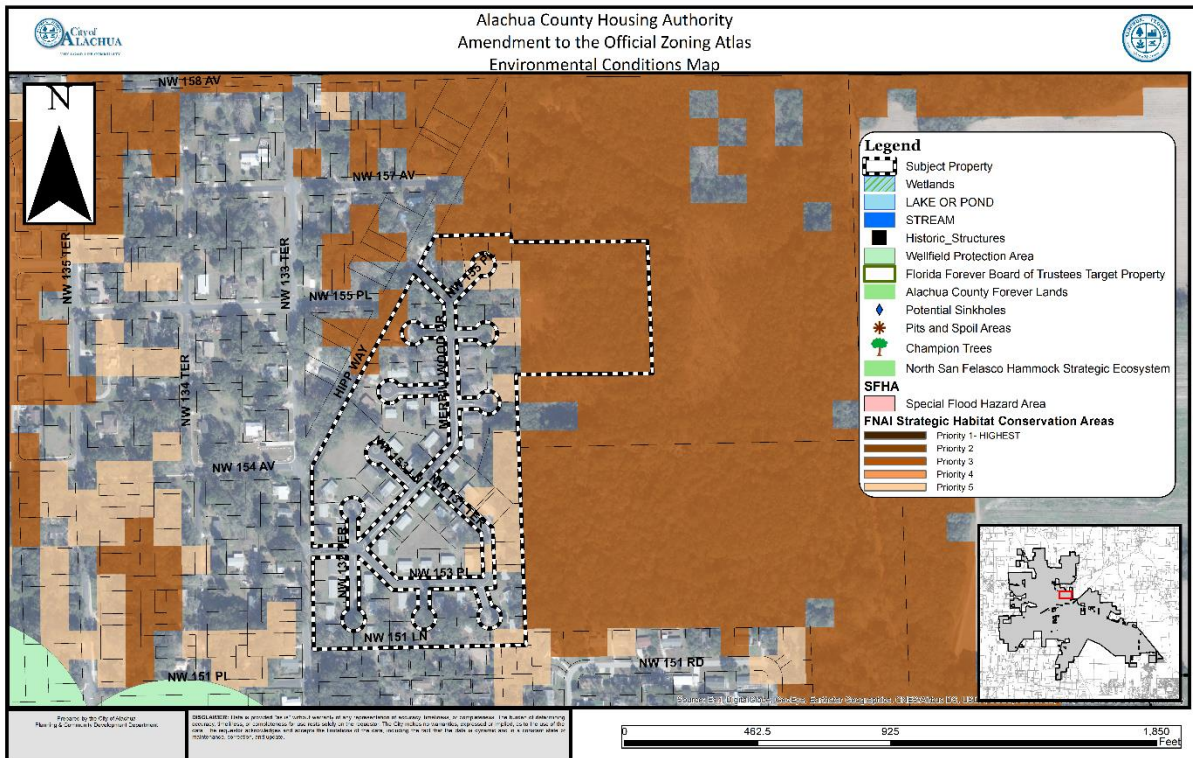
OBJECTIVE 1.1: Provision of Safe, Affordable, Quality Housing

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to the Suwannee River Water Management District data, potential wetlands may be located on the subject property. Exact location and appropriate protections would be determined at the site plan review stage of development. The National Wetlands Inventory does not identify any wetlands on the subject property.

Evaluation: If wetlands are identified on subject property the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations will protect those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The site does contain habitat identified as Priority 4 and 5 for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Evaluation: The FNAI Strategic Conservation Area Map is not intended for use in a regulatory decision, but only as a general indication that regulated plant or animal species may be present. No species identified as endangered, threatened, or of special concern have been observed on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are three (3) soil types found on the subject property:

Arredondo-Urban Land Complex (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained, surface runoff is slow. This soil type poses only slight limitations for most urban uses.

Gainesville Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained, surface runoff is slow, and permeability is rapid at the surface. This soil type poses only slight limitations for homes without basements.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is nearly level to gently sloping, well-drained soil and permeability is rapid at the surface, while surface runoff is slow. This soil type poses slight limitations for dwellings.

Evaluation: The soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 12001C0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes are located on or near the subject property.

Evaluation: Based on the best available data (Alachua County Environmental Protection Department), there are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E) (1) of the Land Development Regulations (LDRs) establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's Future Land Use Designation.

- (b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The proposed amendment would permit a variety of residential uses in a predominately residential area.

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The proposed amendment would permit residential uses in areas located immediately adjacent to existing residential uses.

- (e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the underlying Future Land Use Map ("FLUM") Designation.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

- (g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The proposed application would residential uses adjacent to existing residential uses.

- (h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” It is staff’s opinion that the proposed amendment does not constitute urban sprawl.

- (i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The proposed amendment to the Zoning Atlas will not result in creation of isolated zoning districts. The proposed application will place Residential Multiple Family-8 (“RMF-8”) lands adjacent to existing lands with similar densities. Therefore, this amendment will not result in the creation of isolated zoning districts.

- (j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua’s utility service area and development will be required to connect to public utility infrastructure.

The net impact on public facilities (potable water, wastewater, parks, stormwater, transportation network, solid waste, and public school facilities) generated by the proposed amendment will not adversely affect the Level of Service (“LOS”) of any public facility.

Since this is a preliminary development order, the analysis is based upon the net increase in intensity created by amending the zoning designation from Agricultural (“A”) and Residential Single Family-3 (“RSF-3”) to Residential Multiple Family-8 (“RMF-8”). The applicant will be required to submit a site plan or subdivision plat prior to any development on the subject property and provide a detailed impact analysis showing the impacts on affected roadway segments within the City’s Comprehensive Plan based on a specific use. Development approval shall be issued only if the proposed development does not lower the existing levels of service of public facilities and services below the adopted LOS in the Comprehensive Plan. Therefore, at the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

- (k) **No Adverse Effect on the Environment** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report.

PUBLIC FACILITIES IMPACT

Impacts to public facilities have been evaluated based on net impacts to those facilities. The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed zoning Designation. Existing impacts are based on actual development on site (69 dwelling units) and proposed impacts are based upon the maximum development potential (160 dwelling units). The net increase in impacts to public facilities is equivalent to 91 residential dwelling units.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].

3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 5a. Existing Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single- Family Residential ² (ITE Code 210)	657 (328/328)	52 (14/38)	69 (44/25)
Total	657	52	69

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.52 trips per d.u. x 69(50% entering/50% exiting); AM Peak Hr – .75 trips per d.u. x 69 (26% entering/74% exiting); PM Peak Hr – .101 per d.u. x 69(64% entering/36% exiting).

Table 5b. Proposed Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multi-Family Residential ² (ITE Code 220)	1,172 (586/586)	51 (10/40)	107 (70/37)
Total	1,172	51	107

1 Source: ITE Trip Generation, 9th and 10th Edition.
2 Formulas: AADT – 7.32 trips per d.u. x 160 (50% entering/50% exiting); AM Peak Hr – .51trips per d.u. x 160 (20% entering/80% exiting); PM Peak Hr – .67 per d.u. x 160 (65% entering/35% exiting).

Table 5c. Net Change in Trips: Trip Generation Impact

Land Use	AADT	AM Peak Hour	PM Peak Hour
Existing Potential Trip Generation Total	651	52	69
Proposed Potential Trip Generation Total	1,172	51	107
Net Change in Trips	521	-1	38

Table 6. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 3/4 (16) ¹
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,425
Available Capacity ⁴	25,696
Projected Net Change in Daily Trips	521
Residual Capacity after Proposed Amendment⁵	25,175
PM Peak Hour Traffic Analysis	US 441 Segment 3/4 (16) ¹
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	199
Available Capacity ⁴	2,146
Projected Net Change in PM Peak Hour Trips	38

Residual Capacity after Proposed Amendment ⁵	2,108
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua July 2018 Development Monitoring Report. ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: The maximum potential daily trips will be increased by approximately 521; the maximum potential PM peak hour trips will be increased by approximately 978. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the listed roadway segments, and the impacts are therefore acceptable. This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City’s transportation network will be reevaluated at site plan or subdivision review.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	36,867
Projected Potential Potable Water Demand from Proposed Amendment **	25,025
Residual Capacity	1,002,108
Percentage of Permitted Design Capacity Utilized	56.43%
Sources: * City of Alachua July 2018 Development Monitoring Report ** 275 gallons per dwelling unit	

Evaluation: This analysis is based on the maximum net development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
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Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	32,839
Projected Potential Wastewater Demand from Proposed Amendment **	22,750
Residual Capacity	757,411
Percentage of Permitted Design Capacity Utilized	49.50%
<i>Sources:</i> <i>* City of Alachua July 2018 Development Monitoring Report</i> <i>**250 gallons per dwelling unit</i>	

Evaluation: This analysis is based on the maximum net development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Net Demand Generated by Development ³	1.08
Residual Recreational Capacity After Impacts	66.88
<i>Sources:</i> ¹ City of Alachua May 2018 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida</i> , April 1, 2015; Policy 1.2.b, Recreation Element (Formula: 9,788 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 40 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.21 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.15 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	29.14%

- 1 Source: City of Alachua May 2018 Development Monitoring Report.
- 2 Formula: Recreation Demand Generated by Development (0.52 acres) x 20%.
- 3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation The proposed amendment to the Official Zoning Atlas would result in a net demand increase of 1.08 acres of recreation acreage and a net demand increase of .21 acres for improved passive park space. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for Recreation and therefore acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,883.37	562.22
Projected Solid Waste Demand from Application ^{3,4}	838.36	153.00
New River Solid Waste Facility Capacity⁵	50 years	
Sources: 1 University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida</i> , April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year) 2 City of Alachua July 2018 Development Monitoring Report 3 Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 40 dwellings x 0.73 tons per year) 4 New River Solid Waste Facility, April 2018		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable.

Public School Facilities Impacts

A School Capacity Review has been submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element, but a formal determination has not yet been received by the City of Alachua.

If a determination concludes that the students generated by the proposed amendment cannot be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels, then the policies governing proportionate fair share and payments by the developer for additional student stations will be triggered. City Staff does not anticipate this to be necessary.

Upon submittal of a final subdivision plat or site plan, any future development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

Exhibit A- Table 4.1-1 Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																										
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																										
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)			
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC		
			1	3	4	6	5	P	8	15																
RESIDENTIAL USES																										
Household living																										
Dwelling, live/work		P							P	P	P	P	P	P		P	P				A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P												A	A	A	4.3.1(A)(1), (2)	
Dwelling, mobile home		P					P	P																	4.3.1(A)(1)	
Dwelling, multiple-family						S			P	P	P		P	P	P	P					A	A	A	A	4.3.1(A)(3)	
Dwelling, single-family attached						P			P	P	P			P	P	P					A	A	A		4.3.1(A)(3)	
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P						A	A		4.3.1(A)(4)	

Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S										A			
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P		P	A	A	A	A		4.3.2(A)

Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)	
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)	
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)	
Day care																									
Adult care center			S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A		
Child care center			S		S	S	S	S	S	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)	
Day care home (up to and including 6 persons)			S	S	S	S	S	S	S	S	S	P	P	P	P						A				
Overnight child care center			S				S	S	S	P	P	P	P	P									A	4.3.2(B)(1)	
Educational facilities																									
College or university							S			P	P	S		P	P	P	P	P	P	A	A	A	A		
School			P	S	S	S	P	P	P	P	P			P	P					P	A	A	A	4.3.2(C)(1)	
Vocational school							S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)	
Government facilities																									
Government maintenance, storage, and distribution facility														S	S	P		P	P	P	A			A	4.3.2(D)
Government office												P		P	P	P	P			P	A		A	A	4.3.2(D)

Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S						S	S			P	P			P		P		A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility								S	S		S	P	P	P						A		A	A	4.3.2(E)(2)
Institutions																								
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility												P												
Nursing home		S						S	S	P		P	P							A		A		
Psychiatric treatment facility												P								A				

Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)	
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A			
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P		P							
Community garden		P	P	P	P	P	P	P	P	P					P		P		A	A	A			
Golf course, public		P	P	P	P	P	P	P	P	P					P	P		P	A	A	A	A		
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A		
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P					P			P	A	A	A	A		

Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A				
Utilities																								
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								
Agricultural processing		P																						4.3.3(A)(1), (2)
Agri-education		P																						4.3.3(A)(1)
Agri-entertainment		P																						4.3.3(A)(1)

Stable	P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																							
Agricultural research facility	P													P	P	P							4.3.3(B)(1)
Animal care business	P														P								
Auction arena for livestock	S														S	S							
Central farm distribution hub for agricultural products	P														P	P							4.3.3(B)(1)
Equestrian facility	P																						4.3.3(B)(2)
Fair grounds	S																	A					
Farm machinery repair	P													P	P								
Farm machinery sales, rental, and service	P													P	P			A					
Stable	P																						4.3.3(B)(3)
Animal sales, service and care																							
Animal hospital	P											P		S				A					4.3.3(C)(1)
Animal shelter	S											S						A					4.3.3(C)(2)
Animal grooming	P											P	P	P			P		A				

Kennel, indoor		P							S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P											P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P											P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
Eating establishments																								
Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				

[illegible]

Offices																									
Business services												P	P	P	P	P	P				A		A	A	
Financial services												P	P	P	P	P	P				A		A	A	
Professional services										S		P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio														P	P	P	P	P	P		A			A	
Sales														P	P	P	P				A		A	A	
Parking, commercial																									
Parking lot														P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure														P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																									
Banquet hall														P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S				P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																									
Neighborhood recreation center				S	S	S				P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S		P	P	P	P	P	P	P			A	A	A	A	

Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater											S	P	P	P	P	P		S	A			A	A	
Recreation/entertainment, outdoor																								
Archery range		P												P				P						
Arena, amphitheater, auditorium, stadium		S										S	S	S		S	S	P	A	A	A	A		4.3.4(F)(1)
Commercial recreation, outdoor		S												P				P	A			A	A	
Golf course, private		P	P	P	P	P	P	P	P	P					P	P					A	A	A	
Retail sales and services																								
Auction house		P												P					A					4.3.4(G)
Bar, nightclub, or cocktail lounge											S	P	P	P					A			A		4.3.4(G)(1)
Convenience store								S	S		P	P	S	P	P	S			A	A	A			4.3.4(G)(2)
Department or discount store													P	P	P				A			A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P			A					4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P			A					4.3.4(G)

Financial institution									S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home										S		P	P	P					A				4.3.4(G)
General media store												P	P	P	P				A	A	A		4.3.4(G)
Liquor store												S	P	P	P				A		A		4.3.4(G)
Laundromat														P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																							
Pawn shop														P					A				4.3.4(G)(8)
Precious metals dealer														P					A				4.3.4(G)(9)
Personal services establishment								S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment											S	P	P	P					A				4.3.4(G)
Sales establishment								S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf												P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf												S		S					A				4.3.4(G)(7)
Self-service storage																							

All uses														P		P	S		P		A				4.3.4(H)
Sexually oriented business																									
Sexually oriented cabaret															P										4.3.4(I)
Sexually oriented media store															P										4.3.4(I)
Sexually oriented motion picture theater															P										4.3.4(I)
Sex shop															P										4.3.4(I)
Vehicles, sales and services																									
Automobile body shop															P		P	P							4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A					
Automobile rental and sales													S		P					A					4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A					4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A					
Automobile service station with wash and detail															P					A					
Boat and marine rental and sales													P		P					A					4.3.4(J)(4)
Carwash or auto detailing															P					A					4.3.4(J)(5)

Gasoline sales													S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales																P			P		A				4.3.4(J)(2)
Taxicab service														P	P	P					A				
Tire sales and mounting														P		P					A				4.3.4(J)(7)
Towing service																P					A				4.3.4(J)(8)
Transmission or muffler shop																P					A				4.3.4(J)(7)
Truck or tractor rental or sales																P			P						4.3.4(J)(2)
Visitor accommodations																									
Bed and breakfast			P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P					A		A		4.3.4(K)(2)
Hotel or motel													S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																									
Cold storage plant																			P						
Parcel services																P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																		S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P							4.3.4(L)(1)

Warehouse (storage)															P	P	P		A					4.3.4(L)(1)
Outdoor storage (as a principal use)																S	S							4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																	P							
Incinerator		S															S							
Landfill		S															S	S						
Landspreading of wastes		S															S							
Recycling dropoff center														S		S	S		A		A	A		4.3.4(M)(1)
Recycling and salvage center		S															P							4.3.4(M)(2)
Salvage and junkyard																	P							4.3.4(M)(3)
Tire disposal or recycling																	S							4.3.4(M)(3)
Waste composting		S															P							
Wholesale sales																								
All uses															S	P	P	P						
¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of																								

automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

**EXHIBIT “B”
TO
APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS
ON BEHALF OF
ALACHUA COUNTY HOUSING AUTHORITY**

**SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE PLANNING
AND ZONING BOARD**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 16, 2018

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Notice of Hearing to be Scheduled for:

- Alachua County Housing Authority Small Scale Comprehensive Plan Amendment (SSCPA)
- Alachua County Housing Authority Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On July 5, 2018 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that the applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **August 14, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday July 31, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 28, 2018

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for:
- Alachua County Housing Authority Small Scale Comprehensive Plan Amendment (SSCPA)
- Alachua County Housing Authority Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

The applications referenced above have been reviewed by the Development Review Team (DRT). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, July 9, 2018**. A total of three (3) copies of each application package, plans, and a CD containing a PDF of each application's supporting materials must be provided by this date.

Upon receipt of your revised applications, Staff will notify you of any remaining insufficiencies which must be resolved before the items may be scheduled for public hearings before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission(s) requires outside technical review by the City, your applications may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised applications are received by the date specified above, and if your response adequately addresses all DRT insufficiencies, hearings before the PZB may be scheduled for August 14, 2018.

Please address the following insufficiencies:

Small Scale Comprehensive Plan Amendment Application

1. *Concurrency Impact Analysis*
 - a. Page 10, Traffic: Please identify edition of ITE used to calculate trips generated by development.
 - b. Page 10, Traffic: Existing and reserved PM trips appears to be incorrect. Please verify.
 - c. Pages 11-12, Sanitary Sewer and Potable Water Impact: Please provide calculations for determining impacts
 - d. Page 12, Solid Waste: please provide calculations for proposed development impacts for solid waste concurrency.

- e. Page 13, Recreation: Acreage require to Service Demand Generated by Development appears to be 120% of total recreational acreage needed to serve development instead of the 20% required.

2. *Miscellaneous Comments*

- a. Please ensure that the submitted Neighborhood Workshop Notices are included in future submittals.

Rezoning Application

1. *Concurrency Impact Analysis*

- a. Page 12, Traffic: Please identify edition of ITE used to calculate trips generated by development.
- b. Page 12, Traffic: Existing and reserved PM trips appears to be incorrect. Please verify.
- c. Pages 13-14, Sanitary Sewer and Potable Water Impact: Please provide calculations for determining impacts
- d. Page 15, Solid Waste: please provide calculations for proposed development impacts for solid waste concurrency.
- e. Page 15, Recreation: Acreage require to Service Demand Generated by Development appears to be 120% of total recreational acreage needed to serve development instead of the 20% required.

2. *Standards for Site Specific Amendments to the Zoning Atlas*

- a. Section 2.4.2(E)(1)(k): *No adverse impact on the environment* – A portion of the subject property appears to contain Priority 3 FNAI Strategic Habitat. During the subdivision or site plan process which will follow the rezoning process, a professional environmental assessment must be completed to confirm the applicant's environmental evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

3. *Miscellaneous Comments*

- a. Please ensure that the submitted Neighborhood Workshop Notices are included in future submittals.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,



Adam Hall, AICP
Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 14, 2018

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:

- Alachua County Housing Authority Small Scale Comprehensive Plan Amendment (SSCPA)
- Alachua County Housing Authority Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On June 11, 2018 the City of Alachua received your applications for the Alachua County Housing Authority SSCPA and Rezoning which proposes the amendment of the Future Land Use Map from Agriculture to Medium Density Residential on Parcel No. 03204-001-000 and the amendment of the Official Zoning Atlas from RSF-3 and Agricultural to RMF-8 on Parcels No. 03204-001-000 and 03214-001-000 through 03214-069-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please submit this information by 5 PM on Tuesday, June 19, 2018 to ensure adequate staff time to review.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter, if necessary.

Please address the following for each application:

1. Concurrency Analysis
 - a. The application does not include any analysis of the project's impacts to the City's recreation facilities.
 - b. The application does not include any analysis of the project's stormwater impacts.

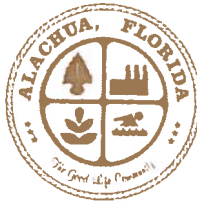
Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 12, 2018

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
eda, inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Response to Fee Waiver Request: Alachua County Housing Authority SSCPA and Rezoning Applications

Dear Mr. Sweger:

The City of Alachua is in receipt of your request for the waiver of the application fees for the Small Scale Comprehensive Plan Amendment (SSCPA) and Rezoning related to the Alachua County Housing Authority expansion project. The applications propose the amendment of the Future Land Use Map from Agriculture to Medium Density Residential on Parcel No. 03204-001-000 and the amendment of the Official Zoning Atlas from RSF-3 and Agricultural to RMF-8 on Parcels No. 03204-001-000 and 03214-001-000 through 03214-069-000.

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$6,000.00.

Based upon the preceding information, it has been determined that your request is consistent with Section 2, Paragraph 5, of Resolution 16-13. Your request for a fee waiver from the application fees for the referenced projects has been approved, provided however, that the costs associated with the published and mailed notification shall be incurred by the applicant, in the amount of \$6,000.00. This amount should be remitted with your application submittal.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Adam Boukari
City Manager/LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: ACHA Rezoning
2. Address of Subject Property: Multiple Addresses (Merrillwood Subdivision) and Vacant Parcel (No Address)
3. Parcel ID Number(s): 03214-001-000 through 03214-069-000 & 03204-001-000
4. Existing Use of Property: Merrillwood Subdivision (Lots 1-69) and Vacant Property / Stormwater Basin
5. Future Land Use Map Designation: Medium Density Residential (Proposed)
6. Existing Zoning Designation: RSF-3 & Agriculture
7. Proposed Zoning Designation: RMF-8
8. Acreage: Approx. 20 Acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Principal / Director of Plng.
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: () 352-373-3541 FAX: () 352-373-7249 e-mail: csweger@edafi.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Alachua County Housing Authority
Mailing Address: 703 NE 1st Street
City: Gainesville State: FL ZIP: 32601

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: N/A
If yes, is the contract/option contingent or absolute? ☐ Contingent ☒ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

City of Alachua + Planning and Community Development Department
PO Box 9 + Alachua, FL 32616 + (386) 418-6121

Revised 4/1/2012

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

10. Proof of ownership.
11. Proof of payment of taxes.
12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.



Signature of Applicant

Signature of Co-applicant

Clay Sweger, Principal

Typed or printed name and title of applicant

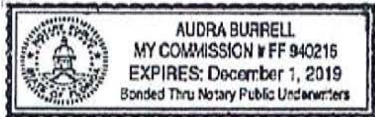
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7 day of June, 2018, by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL



Audra Burrell

Signature of Notary Public, State of Florida



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Principal / Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville State: FL ZIP: 32606

Telephone: 352-373-3541 FAX: 352-373-3541 e-mail: csweger@edaff.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): Alachua County Housing Authority

Mailing Address: 703 NE 1st Street

City: Gainesville State: FL ZIP: 32601

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: ACHA Rezoning
2. Address of Subject Property: Multiple Addresses (Merrillwood Subdivision) & No address (parcel 03204-001-000)
3. Parcel ID Number(s): 03214-001-000 through 03214-069-000 & 03204-001-000
4. Section 14 Township 08 Range 18 Grant N/A Acreage: Approx. 20 Acres
5. Existing Use of Property: Merrillwood Subdivision & Vacant Parcel / Stormwater Basin
6. Future Land Use Map Designation: Medium Density Residential
7. Zoning Designation: RSF-3 & Agriculture (Proposed RMF-8)
8. Development Data (check all that apply):
- | | |
|---|----------------------------|
| ☐ Single Family Residential | Number of Units _____ |
| ☒ Multi-Family Residential | Number of Units <u>160</u> |
| ☐ Exempt (see exempt developments on page 2) | |
9. Review Type:
- | | |
|---|---|
| Preliminary Development Order | Final Development Order |
| ☐ Comprehensive Plan Amendment | ☐ Preliminary Plat |
| ☐ Large Scale | ☐ Final Plat |
| ☐ Small Scale | ☐ Site Plan |
| ☒ Site Specific Amendment to the Official Zoning Atlas (Rezoning) | |
| ☐ Revised | |
10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
- Elementary: Alachua CSA
- Middle: Mebane CSA
- High: Santa Fe CSA

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PO Box 9 • Alachua, FL 32616 • (386) 418-6121

Revised April 30, 2014

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	160	units	x	.08	Elementary School Multiplier*	13	Student Stations**
Middle School	160	units	x	.03	Middle School Multiplier*	5	Student Stations**
High School	160	units	x	.03	High School Multiplier*	5	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAFID_thru_F/FacilitiesMainConstriLocal_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Clay Sweger
 Signature of Applicant

 Signature of Co-applicant

Clay Sweger, Planner
 Typed or printed name and title of applicant

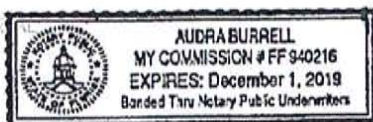
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7 day of June, 2018, by Clay Sweger

 who is/are personally known to me or who has/have produced _____
 as identification.

NOTARY PUBLIC



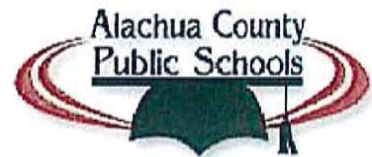
Audra Burrell
 Signature of Notary Public, State of Florida

City of Alachua + Planning and Community Development Department
 PO Box 9 + Alachua, FL 32616 + (386) 418-6121

Revised April 30, 2014



Certification



This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date: _____



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Multiple Addresses - Merrillwood Subdivision and Vacant Parcel to East of S/D

Parcel ID Number(s): 03204-001-000 and 03214-001-000 through 03214-069-000

Acreage: Approx. 25 Acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ken Armstrong Title: Executive Director

Company (if applicable): Alachua County Housing Authority

Mailing Address: 703 NE 1st Street

City: Gainesville State: FL ZIP: 32601

Telephone: 352-372-2549 FAX: 352-373-4097 e-mail: ken@acha-fl.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Principal

Company (if applicable): eda engineers-surveyors-planners, Inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville State: FL ZIP: 32606

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning - Approx. 25 Acres (Merrillwood Subdivision (20 Acres) and Vacant Parcel 03204-001-000 (5 Acres))

Comprehensive Plan Amendment (Land Use Change) and Rezoning - Approx. 5 Acres (Vacant Parcel - 03204-001-000)

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

[Signature]

Signature of Applicant

Signature of Co-applicant

Ken Armstrong, Executive Director

Typed or printed name and title of applicant

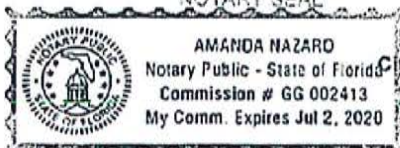
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 6 day of June, 2011, by Ken Armstrong

, who is/are personally known to me, or who has/have produced personally known as identification.

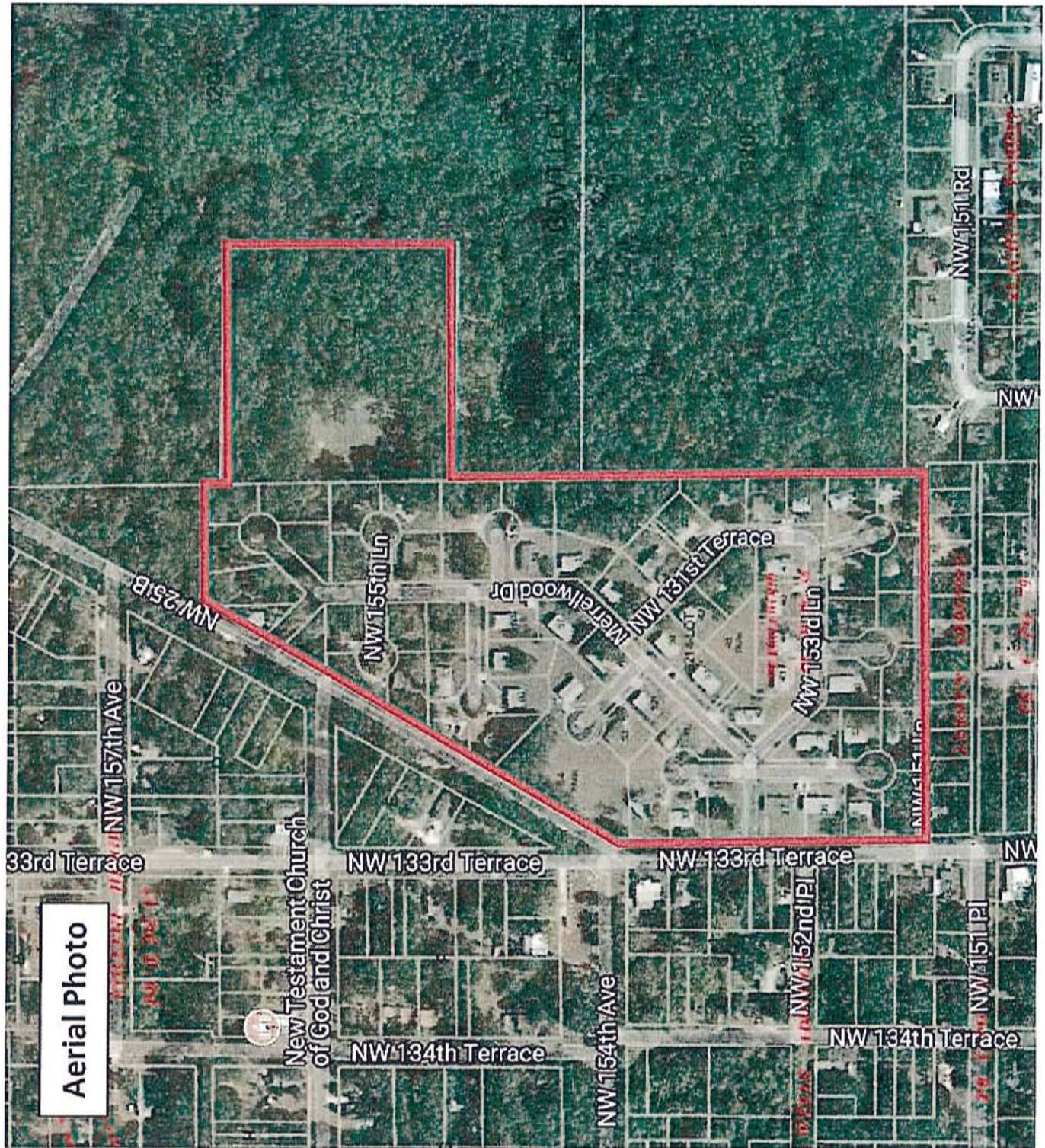
NOTARY SEAL



[Signature]
Signature of Notary Public, State of FL

City of Alachua • Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121
Revised 9/30/2014

Aerial Photo



Legal Description

Tax Parcels 03214-001-000 through 03214-069-000 (Merrillwood Subdivision)

That part of the Northwest 1/4 of Section 14, Township 8 South, Range 18 East, Alachua, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 14, for a point of reference; from the point of reference run South 03 deg. 23 min. 20 sec. East, along the East line of the Northwest 1/4 of the said Section 14, said line being the East City Limits Line of Alachua, a distance of 572.31 feet To the point of beginning; from the point of beginning continue South 03 deg. 23 min. 20 sec. East along the said East line of the Northwest 1/4, a distance of 1426.00 feet; thence run South 87 deg. 46 min. 45 sec. West, a distance of 739.24 feet to an intersection with the Easterly Right of Way line of N.E. 7th Street; thence run North 01 deg. 45 min. 00 sec. West along said Right of Way line, a distance of 640.07 feet, to an intersection with the Southeasterly Right of Way line of College Avenue; thence run North 27 deg. 15 min. 45 sec. East along the said Southeasterly Right of Way line of College Avenue, a distance of 902.54 feet; thence run North 87 deg. 46 min. 45 sec. East, a distance of 260.71 feet to an intersection with the said East Line of the Northwest 1/4 and the said point of beginning.

Less:

The Public dedicated Street Right of Ways located within the boundaries of the Parcel described above. (Located within the boundaries of "Merrillwood", a subdivision as per plat thereof, recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida)

Containing 15.465 Acres (673,644 Square Feet), more or less.

N:\bob\Merrillwood.docx

Legal Description

Tax Parcel 03204-001-000

That certain tract of land as described in Official Records Book 1004, page 650 of the Public Records of Alachua County, Florida; being described as follows:

A tract of land situated in the NW 1/4 of the NE 1/4 of Section 14, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at the Northwest corner of the NE 1/4 of Section 14, Township 8 South, Range 18 East, and run S 03°23'20" E, along the West line of the NE 1/4 of said Section 14, 572.31 feet to the Point of Beginning; said Point of Beginning being the Northeast corner of Merrillwood, a subdivision as recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida; thence continue S 03°23'20" E, along the East line of said Merrillwood, 460.00 feet; thence run N 86°36'40" E, 473.48 feet; thence run N 03°23'20" W, 460.00 feet; thence run S 86°36'40" W, 473.48 feet to the Point of Beginning, said tract of land containing 5.00 acres, more or less.

\\Server3\network\bob\TP 03204-001-000.docx

REC
1972 JAN 7 PM 4:00
CLERK OF COURT
ALACHUA COUNTY, FLA.

DEED OF GIFT

FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY

TO

ALACHUA COUNTY HOUSING AUTHORITY

THIS INDENTURE, made on the 7th day of JANUARY,

One Thousand Nine Hundred Seventy-two, by and between FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY, a charitable, non-profit corporation, duly organized under the laws of the State of Florida, of the County of Alachua, hereinafter called Grantor, and ALACHUA COUNTY HOUSING AUTHORITY, Gainesville, Florida, a body politic of the County of Alachua, State of Florida, hereinafter called Grantee;

WITNESSETH:

That the Grantor has given, granted, conveyed and donated, and by these presents does give, grant, convey, donate and confirm unto the Grantee, its successors and assigns, the following described lots, tracts or parcels of land including improvements, lying, being and situate in the County of Alachua and State of Florida, to-wit:

PARCEL NO. 1

Lots 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 16, 17, 18 and 19 of Hitchcock's Addition to the City of Alachua as per plat recorded in Plat Book "F", page 18 of the Public Records of Alachua County, Florida.

PARCEL "A"

Commence at the NE corner of Sec. 15-T6S-R18E and run S 89° 25' 30" W along the North line of said Section 532.74' to the P.O.B; thence run S 1° 59' 30" E 160.05' to the North R/W of NW 7th Place; thence run S 89° 25' 30" W along said R/W 39.15' to the SE corner of lot 2 of Hitchcock's Addition to the City of Alachua as recorded in Plat Book "F", page 18 of the Public Records of Alachua County, Florida; thence run N 0° 36' W along the East line

This instrument was prepared by:

T. Allen Crouch of
Fagan, Crouch, Anderson & Folds
212 Southeast First Street
Gainesville, Florida 32601

REC 766 PAGE 389

2008351

of said lot 160.00'; thence run N 89° 25' 30" E, 35.26' to the P.O.B. All being and lying in the NE 1/4 of Sec. 15-T8S-R18E, Alachua County, Florida. Being a Westerly portion of Lot 1 of Hitchcock's Addition to the City of Alachua.

PARCEL "B"

Commence at the N.E. corner of Sec. 15-T8S-R18E, and run S 89° 25' 30" W along the North line of said Section 532.74'; thence run S 1° 59' 30" E 200.06' to the South R/W of NW 7th Place and the P.O.B.; thence continue S 1° 59' 30" E 100.03'; thence run S 89° 25' 30" W 42.55' to the SE corner of lot 19 of Hitchcock's Addition to the City of Alachua as recorded in Plat Book "F", page 18 of the Public Records of Alachua County, Florida; thence run N 0° 36' W along the East line of said lot 100' to the South R/W of NW 7th Place; thence run N 89° 25' 30" E along said R/W 40.12' to the P.O.B. All being and lying in the NE 1/4 of Sec. 15-T8S-R18E, Alachua County, Florida. Being a Westerly portion of Lot 20 of Hitchcock's Addition to the City of Alachua.

Subject to Public Utilities Easement granted to City of Alachua on May 11, 1971, over the following described land.

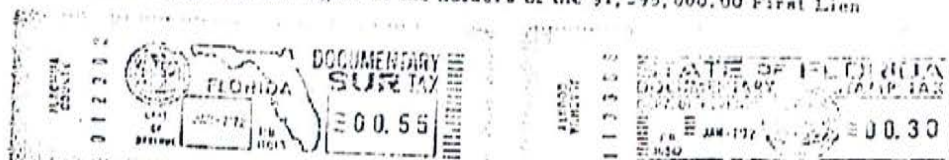
The North Seven and one-half feet (7-1/2') of Lots 1, 2, 3, 4, 5, 6, 7 and 8, and the South Three and three-quarters feet (3-3/4') of Lots 13, 14, 15, 16, 17, 18, 19 and 20, of Hitchcock's Addition to the City of Alachua as per Plat recorded in Plat Book "F", page 18, of the Public Records of Alachua County, Florida.

PARCEL NO. 2

Lots 1 through 69 of Merrillwood, a St. Division as per Plat recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida, said lots being all of the lots located in said Subdivision.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD, however, that this conveyance is made subject to the rights of the holders of the \$1,295,000.00 First Lien



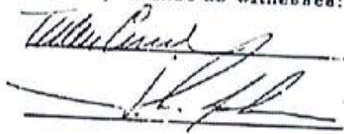
Page Two

REC 766 JAN 390

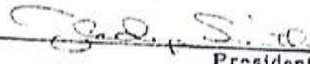
Revenue Bonds described in a Trust Indenture dated December 1, 1971, and the rights of the Trustee under said Indenture, and also subject to a certain Lease Agreement entered into between FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY and ALACHUA COUNTY HOUSING AUTHORITY, dated December 1, 1971.

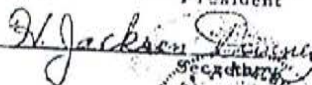
IN WITNESS WHEREOF, FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY has caused this deed of conveyance to be signed in its corporate name by its President and attested by its Secretary, all as of the 7th day of January, A.D., 1972.

Signed, sealed and delivered
in our presence as witnesses:



FLORIDA LEASED HOUSING CORP.
OF ALACHUA COUNTY

BY: 
President

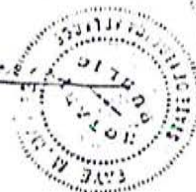
Attest: 
Secretary
(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF ALACHUA)

On this 7th day of January, 1972, before me, a Notary Public in and for the State and County aforesaid, personally appeared GLADYS SMITH and H. JACKSON DOWNEY with whom I am personally acquainted and who, upon their several oaths, acknowledged themselves to be the President and Secretary, respectively, of the Florida Leased Housing Corp. of Alachua County, the within named bargainor, a charitable not-for-profit corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for and on behalf of the corporation for the purpose therein contained by signing the name of the corporation by the said GLADYS SMITH as such President and attesting the same by the said H. JACKSON DOWNEY as such Secretary.

WITNESS my hand and official seal in the County and State last aforesaid on this 7th day of January, 1972. **766** **391**

My Commission Expires: **NOTARY PUBLIC**
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JANUARY 7, 1973
LAW OFFICES, PAGAN, CHOUH, ANDERSON & FOLDS, GAINESVILLE, FLORIDA
Page Three



Printed for Lawyers' Title

ALACHUA COUNTY

REPT. OF
ATTORNEY

FLORIDA
MAY 25 1976

DOCUMENTARY
FLORIDA
SALES TAX
\$05.50
\$15.00

This instrument was prepared by:

E. Covington Johnston
of the Law Office of
LAYTON, DUNCAN, JOHNSTON, CLAYTON,
QUINCEY, IRELAND & FELDER
Commerce Building
226 South Main Street
GAINESVILLE, FLORIDA 32602

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 21ST day of May 19 76, Between

OLLIE MAE ROOKS, a single person, individually and as surviving spouse of E. M. ROOKS, deceased,
of the County of Alachua, State of Florida

ALACHUA COUNTY HOUSING AUTHORITY

whose post office address is 103 S. E. First Street, Gainesville, Florida,

of the County of Alachua, State of Florida

Witnesseth. That said grantor, for and in consideration of the sum of

TEN AND NO/100 (\$10.00) Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A tract of land situated in the NW 1/4 of the NE 1/4 of Section 14, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at the Northwest corner of the NE 1/4 of Section 14, Township 8 South, Range 18 East, and run S 03°23'20" E, along the West line of the NE 1/4 of said Section 14, 572.31 feet to the Point of Beginning; said Point of Beginning being the Northeast corner of Merrillwood, a subdivision as recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida; thence continue S 03°23'20"E, along the East line of said Merrillwood, 460.00 feet; thence run N 86°36'40" E, 473.48 feet; thence run N 03°23'20" W, 460.00 feet; thence run S 86°36'40" W, 473.48 feet to the Point of Beginning, said tract of land containing 5.00 acres, more or less.

The above described land is conveyed to the Grantee for use by the Grantee as tax exempt property pursuant to Section 423.02, Florida Statutes.

SUBJECT to taxes for the year 1976 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence

E. Covington Johnston
James H. Fisher

Ollie Mae Rooks (Seal)
OLLIE MAE ROOKS, a single person,
individually and as surviving spouse
of E. M. ROOKS, deceased

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

OLLIE MAE ROOKS, a single person, individually and as surviving spouse of E. M. ROOKS, deceased,
to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that s/he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21ST day of May 19 76.

My commission expires: (Date) Fifth State of Florida at Large



E. Covington Johnston
Notary Public

345765

1004 100 550

Parcel: 03204-001-000

Search Date: 6/6/2018 at 10:27:15 PM

Taxpayer:	ALACHUA COUNTY HOUSING, AUTHOR	Legal:	S 460 FT OF 1032.31 FT OF W 473.48 FT OF NW1/4 OF NE1/4 W OF PUB
Mailing:	701 NE 1ST ST GAINESVILLE, FL 32601		RD OR 1004/650
Location:			
Sec-Twn-Rng:	14-08-18		
Property Use:	08010 - County Vacant/Xfeatures		
Tax Jurisdiction:	Alachua - 1700		
Area:	08-18 Exempt/Merrillwood		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2016	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2015	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2014	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2013	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2012	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2011	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2010	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2009	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2008	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	0	18000	0	0	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
County Owned	A		Acre	5
			2017 Certified Land Just Value: 18000	2017 Certified Land Assessed Value: 18000

Parcel: 03214-001-000

Search Date: 6/6/2018 at 10:27:43 PM

Taxpayer:	ALACHUA COUNTY HOUSING, AUTHOR	Legal:	MERRILLWOOD PB H-50 LOT 1 OR 766/389 OR 766/440
Mailing:	701 NE 1ST ST GAINESVILLE, FL 32601		
Location:	15525 MERRILLWOOD DR ALACHUA		
Sec-Twn-Rng:	14-08-18		
Property Use:	08600 - Cty Inc Nonmuni		
Tax Jurisdiction:	Alachua - 1700		
Area:	08-18 Exempt/Merrillwood		
Subdivision:	Merrill Wood		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Cty Inc Nonmuni	6400	6400	30700	0	37100	0	37100	37100	37100	37100	0	0
2016	Cty Inc Nonmuni	6400	6400	28700	0	35100	0	35100	35100	35100	35100	0	0
2015	Cty Inc Nonmuni	6400	6400	29200	0	35600	0	35600	35600	35600	35600	0	0
2014	Cty Inc Nonmuni	6400	6400	29300	0	35700	0	35700	35700	35700	35700	0	0
2013	Cty Inc Nonmuni	6400	6400	29900	0	36300	0	36300	36300	36300	36300	0	0
2012	Cty Inc Nonmuni	6400	6400	30400	0	36800	0	36800	36800	36800	36800	0	0
2011	Cty Inc Nonmuni	6400	6400	32100	0	38500	0	38500	38500	38500	38500	0	0
2010	Cty Inc Nonmuni	6400	6400	33800	0	40200	0	40200	40200	40200	40200	0	0
2009	Cty Inc Nonmuni	6400	6400	34800	0	41200	0	41200	41200	41200	41200	0	0
2008	Single Family	6400	6400	37200	0	43600	0	43600	0	43600	0	0	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR	RSF-3		Unit	1
			2017 Certified Land Just Value: 6400	2017 Certified Land Assessed Value: 6400

Building

Actual Year Built	1971	Footprint_file = 12593_12593.jpg
Effective Year Built	1971	
Building Quality	Average	
Building Style	Single Family	
Building Use	Single Family	
Bedrooms:	2	
Baths:	1.0	
Stories:	1.0	
Exterior Wall 1:	Concrete Block	
Exterior Wall 2:	N/A	
Interior Wall 1:	Drywall	
Interior Wall 2:	N/A	
Floor Cover 1:	Vinyl Tile	
Floor Cover 2:	N/A	
Roof Cover:	Asphalt	
Roof Structure:	Gable/Hip	
AC:	Central	
Heating Type:	Forced Air	
Heating System:	Electric	
Total Square Feet:	840	

Heated Square Feet:	825
Area Type	Square Footage
BAS (BASE AREA)	825
UOP (UNFIN OPEN PORCH)	15

2017 Certified Building Value: 30700

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
3-15-4087	RR	03/19/2015		11/24/2015	SHINGLE
A7-10-1870	BA	07/15/2010		04/12/2012	REPL WNDWS/AVTR HTR



2017 Roll Details — Real Estate Account At 15525 MERRILLWOOD DR

Print Page

Real Estate Account #03214 001 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017

2016

2015

2014

...

2002

NO
TAXES
DUE

NO
TAXES
DUE

NO
TAXES
DUE

NO
TAXES
DUE

NO
TAXES
DUE

[Get Bills by Email](#)

No taxes due

Owner: ALACHUA COUNTY HOUSING AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601
Situe: 15525 MERRILLWOOD DR

Account number: 03214 001 000
Alternate Key: 1012457
Village code: 1700
Millage rate: 23.1400

Assessed value: 37,100
School assessed value: 37,100
Unimproved land value: 0,400

Exemptions

COUNTY PROPERTY: 37,100

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem: \$3.00
Non-ad valorem: \$3.00
Total Discountable: 0.00
No Discount NAVA: 0.00
Total tax:

Legal description

MERRILLWOOD P3 H-56 LOT 1 CR 766/319 OR 766/446
Location

Book, page, item: -
Geo number: 14-03-19-03214001000
Range: 15
Township: 05
Section: 14
Neighborhood: 200200.09
Use code: 01630
Total acres: 0.030





2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account#03204 001 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

Print 03/11/2017

2017

2016

2015

2014

...

2002

NO
TAXES
DUE

NO
TAXES
DUE

NO
TAXES
DUE

NO
TAXES
DUE

NO
TAXES
DUE

[Get Bills by Email](#)

No taxes due

Owner: ALACHUA COUNTY HOUSING, AUTH-OR
701 NE 1ST ST
GAINESVILLE, FL 32604
Status: Unassigned Location RE

Account number: 03204 001 000
Alternate Key: 1012360
Millage code: 1700
Millage rate: 23.1430

Assessed value: 16,000
School assessed value: 16,000
Unimproved land value: 16,000

Exemptions

COUNTY PROPERTY: 16,000

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem: \$0.00
Non-ad valorem: \$0.00
Total Discountable: 0.00
No Discount NAVA: 0.00
Total tax:

Legal description

S 440 FT OF 1000.00 FT OF N 479.48 FT OF NW 1/4 OF NE 1/4 W OF PL 3 RD OR 1304/650
Location

Book, page, item: --
Geo number: 14-05-10-03204001000
Range: 18
Township: 08
Section: 14
Neighborhood: 233200.00
Use code: 09010
Total acres: 5.000



Rezoning Justification Report



Project Request: Rezoning application from RSF-3 to RMF-8

Location: Multiple Addresses – Merrillwood Subdivision
Parcel Numbers 03214-001-000 through 03214-069-000
and 03204-001-000

Prepared By: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.

Agents for: Alachua County Housing Authority

Date: July 5, 2018

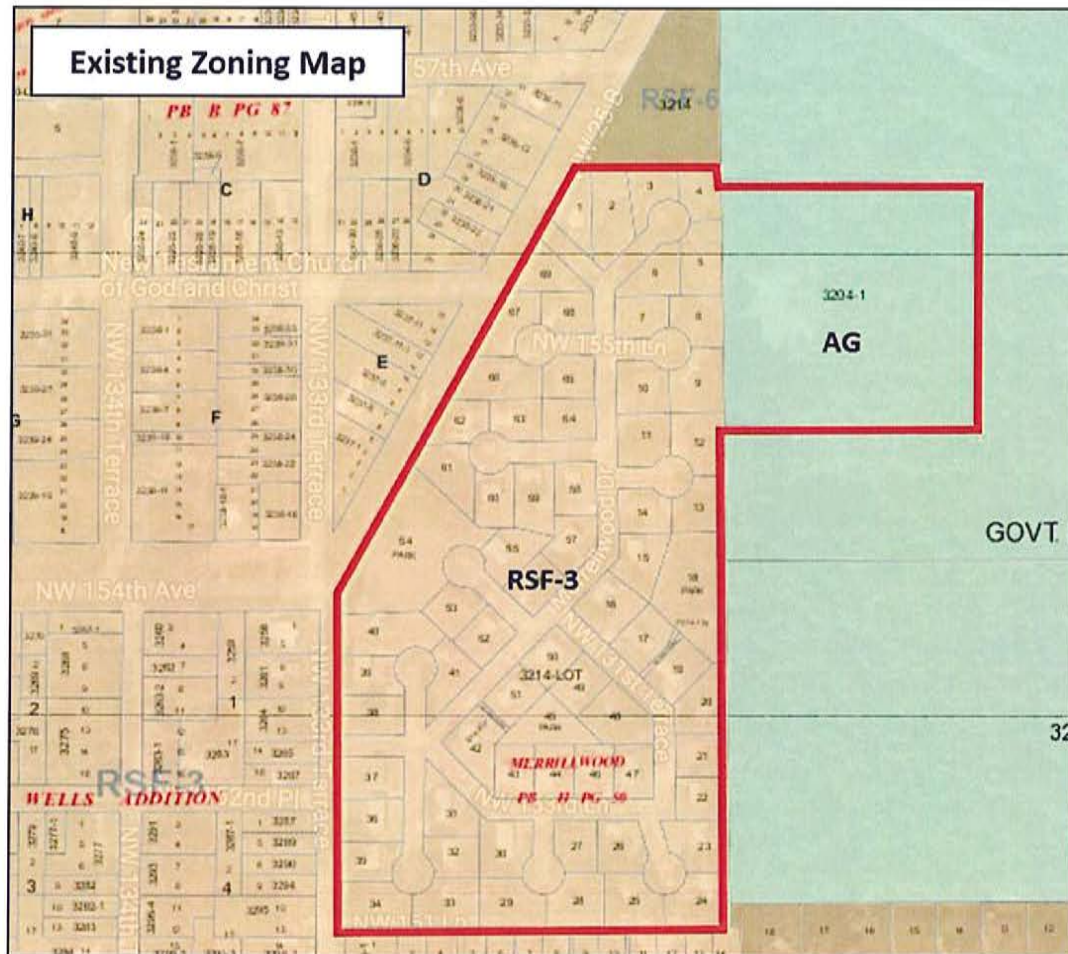
Background / Statement of Proposed Change

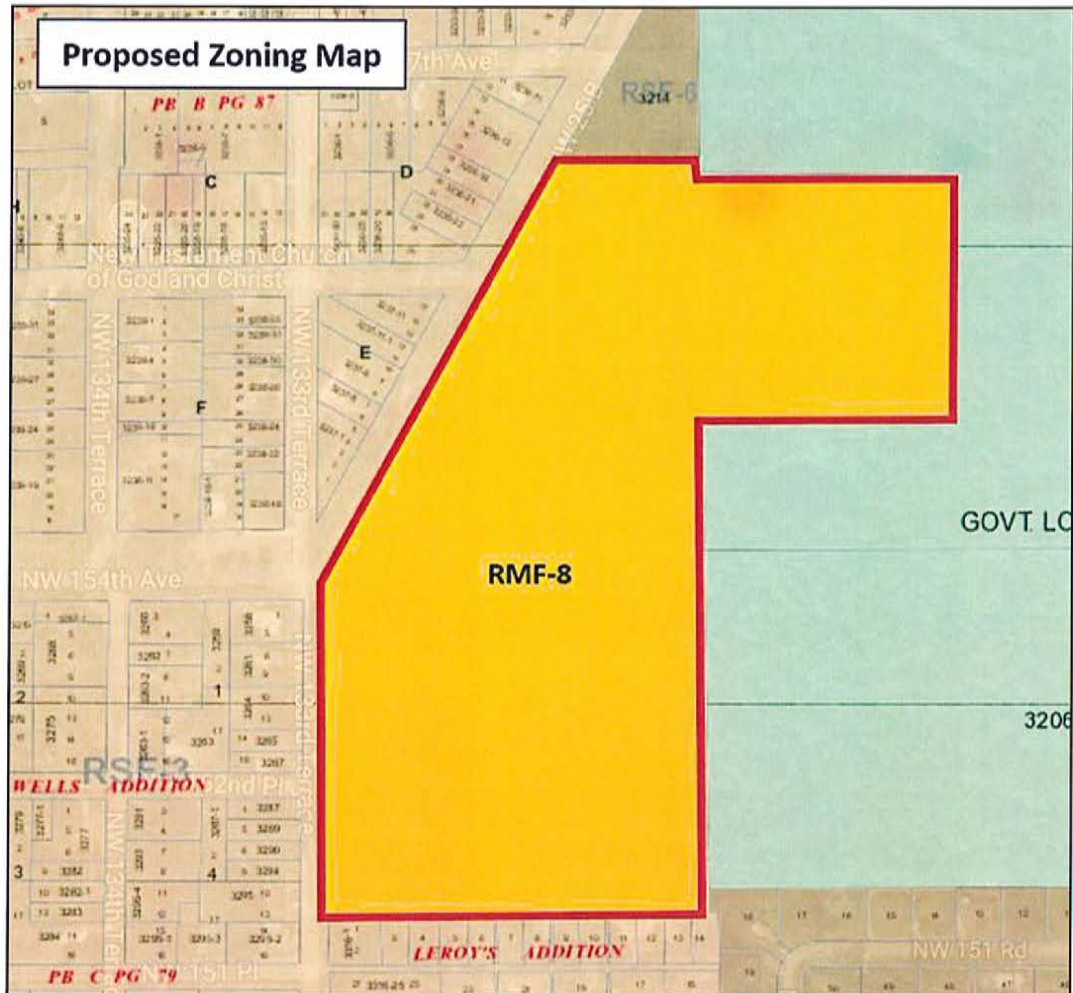
The subject property is located at the 15100 – 15400 block of NW 133rd Terrace, constituting the existing Merrillwood subdivision and a vacant parcel to the east of Merrillwood (see exhibit below).



The proposal includes tax parcels 03214-001-000 through 03214-069-000 and 03204-001-000, which is located within Section 14, Township 8, Range 18. The proposed rezoning area is approximately 20 acres in size. Approximately 15 acres of the proposed rezoning areas constitutes the existing Merrillwood subdivision, which is owned and maintained by the Alachua County Housing Authority. The remaining 5 acres abuts Merrillwood and is also owned by the Housing Authority, but is not part of the subdivision. The property owner (ACHA) wishes to have the opportunity to potentially develop/redevelop all or parts of the project site at a maximum density of up to 8 residential units per acre. The result would be increased potential to provide additional affordable residential housing options in the City of Alachua.

8 units per acre) to the north, west and south.





Existing Zoning District - RSF-3

As stated in the City of Alachua Land Development Code, the RSF-3 zoning district is defined as follows:

3.4.2 List of residential districts and specific purposes.

(B) *RSF-3, Residential Single-Family-3. The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 10,000 square feet and the maximum density allowed is three dwelling units an acre.*

In addition, a 5-acre portion of the property is zoned Agriculture. Section 3.3.2 of the LDR states that *the A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential*

development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option.

Proposed Zoning District - RMF-8

As stated in City of Alachua Land Development Code, the RMF-8 zoning district is defined as follows:

3.4.2 List of residential districts and specific purposes.

(G) RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

Comprehensive Plan Consistency

This rezoning application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan.

The following Goals, Objectives and Policies are also applicable to the proposed rezoning application:

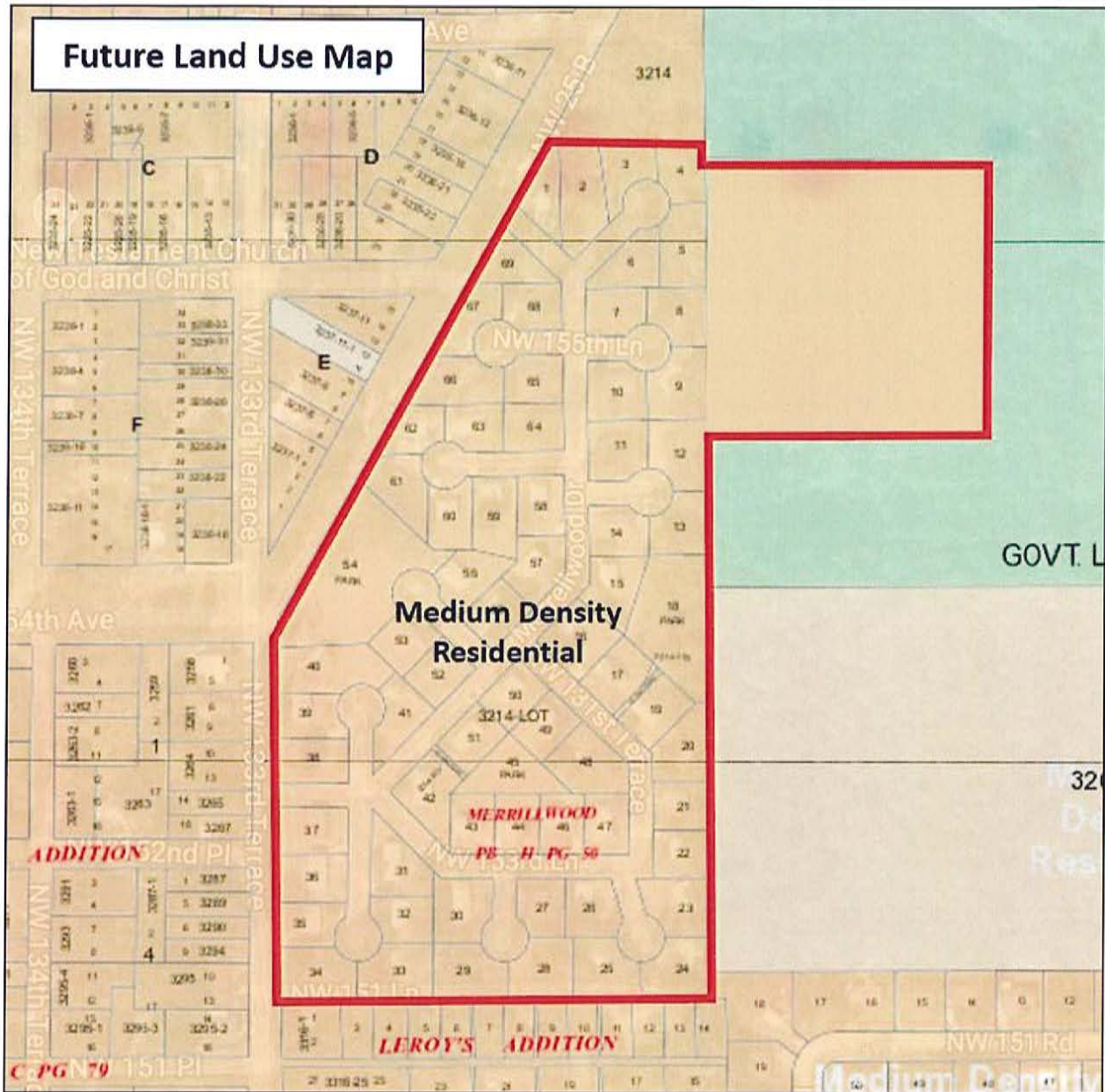
Future Land Use Element:

Consistency: As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.

Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Consistency: The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan Future Land Use Map designation, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The eventual development/redevelopment of this property will also support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.

The proposed zoning district is consistent with the underlying future land use category (Medium Density Residential) shown on the following Future Land Use Map:



Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments.

Consistency: The Medium Density Residential Future Land Use Designation is defined in the Comprehensive Plan as allowing between 4 – 8 units per acre. The proposed RMF-8 zoning allows the same maximum residential zoning density and is consistent with the Future Land Use Designation.

Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Consistency: Any future residential development / redevelopment of the subject property at the proposed higher density shall be consistent with this goal. The site shall discourage urban sprawl due to its immediate proximity to the urban center of the City and future development would employ standards for aesthetics and provision of open space.

Goal 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Consistency: Any future development/redevelopment of this site as a residential site is infill in nature based on the existing development patterns in the immediate area and as indicated on the existing City of Alachua future land use map. The property is located in the urban area of the City with utilities available to serve the site.

Objective 5.2 Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.

Housing Element

Consistency: The proposed rezoning as proposed by the Alachua County Housing Authority (ACHA) provides new opportunities for this agency to provide additional affordable housing options in the City of Alachua. This collaboration between the ACHA and City of Alachua (and the anticipated results) are supported in the Housing Element policies listed below:

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

OBJECTIVE 1.1: Provision of Safe, Affordable, Quality Housing

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Policy 1.1.b: The City shall consider incentives to promote affordable housing, which may include: offering density bonuses and streamlined permitting at a reduced cost, to encourage private sector participation in the development of affordable housing.

Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.

Policy 1.1.g: The City shall provide information to the public about affordable housing, on its website, in brochures or through public presentations.

OBJECTIVE 1.4: Meeting Very-Low, Low and Moderate-Income Housing Needs

The City may partner with external government agencies and the private and non-profit sectors to meet the need for affordable housing for the City's very low, low and moderate-income households.

Policy 1.4.a: The City shall, through public and private partnerships, facilitate that the provision of quality, affordable rental and owner-occupied housing is available to meet the needs of very low, low and moderate-income renters.

Policy 1.4.b: The City shall apply for or assist private and non-profit entities in applying for State Housing Initiatives Partnership (SHIP) funding, Community Development Block Grants (CDBG), Section 8 funding, State Apartment Incentive Loans (SAIL), Home Investment Partnership (HOME) grants. Funding priorities include down payment assistance, single and multiple family affordable housing development, and energy efficiency.

Policy 1.4.d: The City shall ensure that appropriate departments coordinate affordable housing measures and internal funding and planning activities for the provision of affordable housing.

Policy 1.4.f: The City shall facilitate the provision of adequate sites to meet the housing needs of extremely low, very low, low and moderate-income households.

Policy 1.4.g: The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low and moderate income households, within mixed income developments that include housing priced above the moderate-income range, or contribute to a fund for offsite development of affordable housing.

Policy 1.4.h: The City shall encourage the development of affordable housing for very low, low and moderate-income households by creating regulations that provides flexible standards for setbacks, lot size regulations, densities, and auxiliary housing units.

Policy 2.3.d: The City shall cooperate with the Alachua County Housing Authority to eliminate substandard housing within the City.

Transportation Element:

Consistency: The proposed zoning change and the subsequent list of potential allowable uses and residential density will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Consistency: Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Suitability Analysis' sections of the report, which includes consistency with the following key provisions:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: According to the reports included within this application, no native communities or significant ecosystems are located on the subject property.

Objective 1.3: Listed Species

Consistency: According to the reports included within this application, no listed species are located on the subject property.

Objective 1.4: Air Quality

Consistency: The subject property is proposed as a residential development and will not create any detriment to the air quality.

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, soil conditions do not pose any impediments to development due to existing site conditions.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: There are no known geological resources within the subject property.

Objective 1.8: Hazardous Materials

Consistency: There shall be no hazardous materials within the subject property.

Objective 1.9: Agriculture and Silviculture

Consistency: There are no agriculture and silvicultural operations within the subject property.

Objective 1.10: Wetlands

Consistency: According to the U.S. Fish and Wildlife Service National Wetlands Inventory map, there are no wetland areas identified on the subject property. However, if any wetlands or other environmentally sensitive resources are identified on the subject property at the time of site development, these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

Consistency: The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

Consistency: Future development/redevelopment on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

Intergovernmental Coordination Element:

Consistency: The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed.

Capital Improvements Element:

Consistency: Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during any future development plan review process, it must be demonstrated that any necessary required capital improvements agreed upon by the City and developer shall be provided.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning categories.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon the maximum development scenario (net increase in density), any proposed development/redevelopment allowed in the proposed RMF-8 zoning district will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Project Impact: The proposed RMF-8 zoning on approximately 20 acres would yield a maximum residential density of 160 units. However, the next increase for concurrency impact purposes, reduces the existing impacts from the 69 units in Merrillwood, thus creating a net increase of 91 units (at a maximum development scenario).

Traffic:

For purposes of net impacts on traffic, the existing vs. proposed impacts will be outlined, along with the level of service impacts based on the net difference in trip generation.

Maximum Development Scenario - Existing Zoning / Development

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	69	Single Family	9.44 / Unit	651
Total Daily Trips (ADT)				651

**ITE, 10th Edition*

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
210	69	Single Family	1.0	69
Total Daily Trips (PM PEAK)				69

ITE, 10th Edition*Maximum Development Scenario – Proposed Zoning**

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
220	160	Multifamily Housing (Low Rise)	7.32	1,172
Total Daily Trips (ADT)				1,172

**ITE, 10th Edition*

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
220	160	Multifamily Housing (Low Rise)	0.67	107
Total Daily Trips (PM PEAK)				107

ITE, 10th Edition*Net Increase in Daily Trips**

- ADT: Proposed (930 ADT) – Existing (651 ADT) = 279 ADT
- PM PEAK: Proposed (83 ADT) – Existing (69 ADT) = 14 ADT

Affected Roadway Segment

- US 441, Segment ¾

US 441, Segment ¾**Level of Service Analysis / Affected Roadway Segments (ADT)**

Traffic System Category	US 441, Segment ¾
Maximum Service Volume	45,700
Existing Traffic and Reserved Trips	18,579
Project Trips (Net ADT)	279

Available Capacity	26,842
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Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to May 2018

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441, Segment 3/4
Maximum Service Volume	4,110
Existing Traffic and Reserved Trips	1,995
Project Trips (Net PM Peak)	14
Available Capacity	2,101

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to May 2018

The tables above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site.

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic residential calculations using a maximum development scenario, a net increase of 22,750 GPD may occur (69 units x 250 GPD/Unit = 17,250 GPD for existing zoning and 160 units x 250 GPD/Unit = 40,000 GPD for proposed zoning). Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Existing Zoning ¹	17,250 GPD
Sanitary Sewer Impact – Proposed Zoning ¹	40,000 GPD
Net Change in Sanitary Sewer Impact	22,750 GPD

1. Per City of Alachua Comprehensive Plan CFNGR Policy 1.1.d (250 GPD/Unit)

Sanitary Sewer Impacts

<u>System Category</u>	<u>GPD</u>
Treatment Plant Current Permitted Capacity	1,500,000

Less Actual Treatment Plant Flows	687,000
Reserved Capacity	48,457
Project Demand	22,750
Residual Capacity	741,793

Source:

City of Alachua Public Services Department, March 2018

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic residential calculations using a maximum development scenario, a net increase of 25,025 GPD may occur (69 units x 275 GPD/Unit = 18,975 GPD for existing zoning and 160 units x 275 GPD/Unit = 44,000 GPD for proposed zoning). Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Existing Zoning ¹	18,975 GPD
Potable Water Impact – Proposed Zoning ¹	44,000 GPD
Net Change in Potable Water Impact	25,025 GPD

1. Per City of Alachua Comprehensive Plan CFNGR Policy 4.1.c (275 GPD/Unit)

Potable Water Impacts

<u>System Category</u>	<u>GPD</u>
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,236,000
Reserved Capacity ²	73,968
Project Demand	25,025
Residual Capacity	965,007

Source:

City of Alachua Public Services Department, March 2018

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year per of solid waste per capita per the City of Alachua Comprehensive Plan (69 units x 2.3 residents per unit x 0.73 tons/year per capita = 116 tons for existing zoning and 160 units x 2.3 residents per unit x 0.73 tons/year per capita = 269 tons for proposed zoning). The following table indicates the increase in solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact per Net Change

Solid Waste Impact – Existing Zoning ¹	116 Tons
Solid Waste Impact – Proposed Zoning ¹	269 Tons
Net Change in Solid Waste Impact	153 Tons

1. Formula*: (0.73 tons/year per capita @ 2.3 residents per unit)

*Source: City of Alachua Comprehensive Plan

Potable Water:

Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	1.08
Residual Recreational Capacity After Impacts	66.27

Sources:

1. City of Alachua May 2018 Development Monitoring Report.
2. University of Florida, Bureau of Economic & Business Research, *Estimates of Population by County and City in Florida*, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])
3. US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 91 dwellings / [5 acres/1,000 persons])

Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 Ac.
Acreage Required to Serve Demand Generated by Development ²	0.21 Ac.
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.27 Ac.
Existing Improved Passive Park Space ¹	34.82 Ac.

1. Source: City of Alachua May 2018 Development Monitoring Report.
2. Formula: Recreation Demand Generated by Development (1.08 acres) x 20%.
3. Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

As shown in Recreational Impacts table above, the proposed amendment would result in a potential demand to the recreation system of 1.08 acres. As shown in the Improved Passive Park Space Analysis table above, adequate passive park space exists to serve the development in accordance with the provisions of the City's Comprehensive Plan. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for recreation facilities. Should a multi-family redevelopment of the site be proposed at a later time,

concurrency and impacts to the City's recreation facilities will be reevaluated at the final development order (i.e. Site Plan) review stage.

Stormwater:

Any future redevelopment on the subject property will be required to provide on-site stormwater management for all proposed impervious areas, designed in compliance with all applicable City and Water Management District Standards. In addition, permitting with the Suwannee River Water Management District shall be required prior to any construction activity to ensure compliance with all applicable requirements.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) *Standards for Site Specific Amendments to Official Zoning Atlas*

(1) *Competent Substantial Evidence Provided*

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with Comprehensive Plan*

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed rezoning is consistent with the permitted residential density prescribed in the underlying Medium Density Residential Future Land Use Designation.

(b) *Consistent with Ordinances*

Consistency: As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.

If the property is rezoned to RMF-8, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) *Logical Development Pattern*

Consistency: The rezoning request will create a logical development pattern. It will allow the for development/redevelopment of the property at a higher residential density rate in the core of the urban services area within the City. This supports a logical infill pattern. For decades, this area has been residential in nature. In addition, the subject property

has centralized public utilities presently serving the site. The proposed zoning will thus be a logical extension of this current development pattern.

(d) *Pre-Mature Development*

Consistency: This rezoning request will not result in a pre-mature development pattern. The property is presently developed and located in the urbanized area of Alachua. This request will allow for an infill expansion of development on the property.

(e) *Incompatible with Adjacent Lands*

Consistency: This zoning change request will not result in any incompatibility with adjacent lands as the allowable uses (per zoning) and adjacent uses are both residential in nature.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map below illustrates the existing land uses for the surrounding properties:



The existing land uses of the subject property and adjacent properties are as follows:

North: Single Family Structures
East: Undeveloped Land
West: Single Family Structures / City Park
South: Single Family Structures

The subject property will be developed/redeveloped in a similar fashion to the existing residential development pattern in the area. Due to the existing urban development pattern in the area, the development of this property is infill in nature and is compatible to the adjacent development.

(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The subject property is located in the urbanized area of the City in an area that has long been residential in character. The rezoning will still promote residential development at a density that is consistent with the existing underlying Future Land Use designation of Medium Density Residential.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning is consistent with existing residential land use pattern in the area and the densities allowed in the underlying Future Land Use Designation.

(h) Encourage Sprawl

Consistency: The subject property is located in the urbanized area of the City of Alachua. This rezoning will promote infill (not sprawl) due to its location on a developed property in the urban service area of the City. The following Urban Sprawl Analysis indicates that the rezoning should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators

This rezoning application has been analyzed to determine whether the rezoning incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Consistency: This proposed zoning change is in a geographic area that is already developed in the City of Alachua. The majority of the property is currently improved / developed as the Merrillwood subdivision, along with a majority of surrounding properties. The property that is under consideration does not contain any regulated natural resources or ecosystems.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Consistency: The subject property is currently served by existing public utilities via the existing Merrillwood subdivision located on 15 acres of the project site and are available to serve future development activity. No extensions of public infrastructure would be required.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Consistency: The subject property does not contain any active agricultural or silviculture areas and thus preserves those areas and activities.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Consistency: The proposal will allow additional residential development density in an area that has been long established by the City Comprehensive Plan as residential in character. In addition, any future redevelopment on this property would be considered infill in nature and would help serve the residential demands on the community.

(i) Spot Zoning

Consistency: The proposed rezoning will not create spot zoning for two primary reasons. First, the proposed zoning requests a change from residential zoning district to another. Second, the proposed rezoning is consistent with the density in the underlying Future Land Use designation of Medium Density Residential, which applies to the subject property and all properties within several blocks to the north, west and south.

(j) Public Facilities

Consistency: As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any development of the property will not create a negative impact on these facilities. There are existing public facilities and services available to serve the property, which primarily is an existing developed site served by utilities.

(k) No Adverse Effect on the Environment

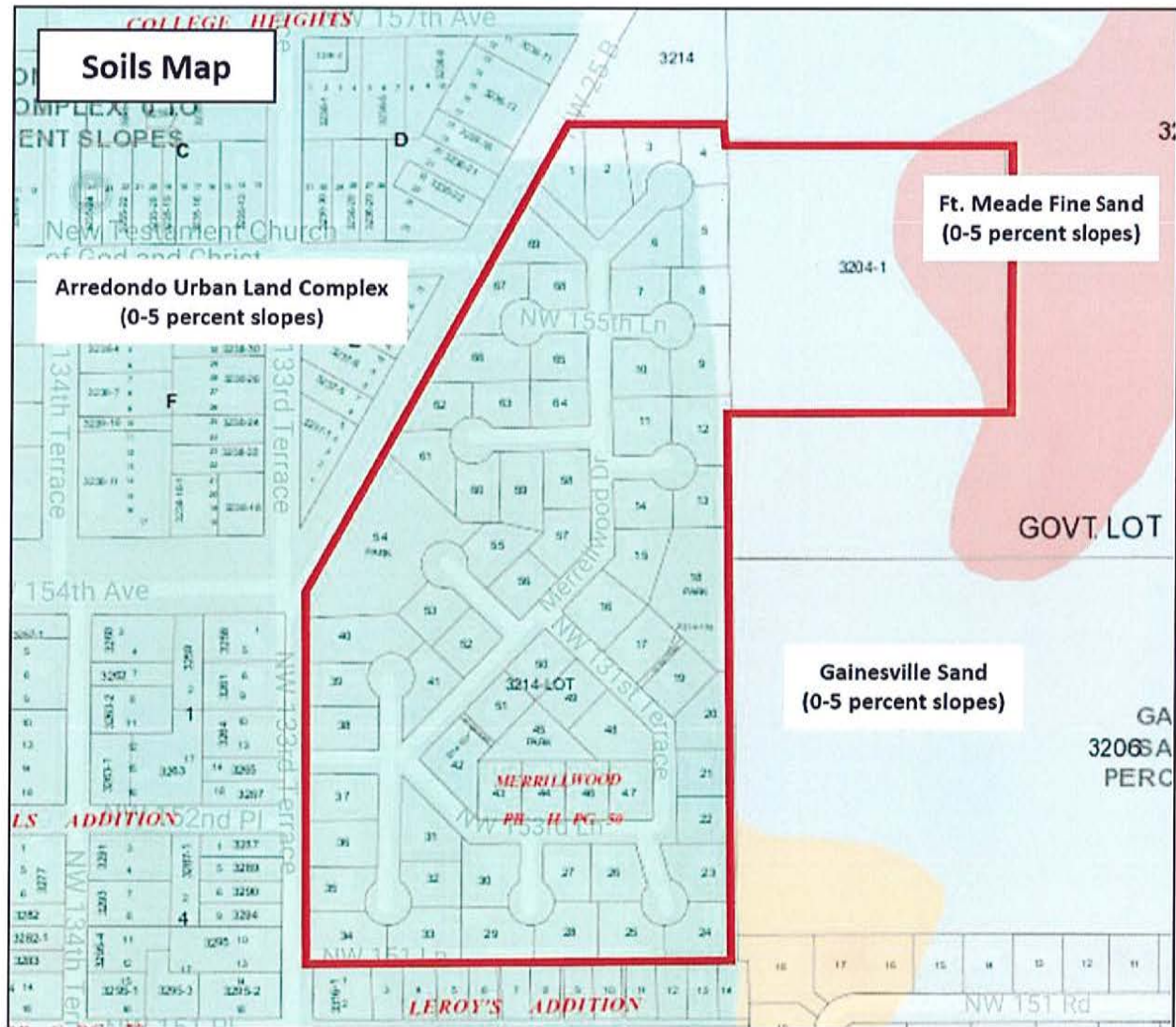
Consistency: As demonstrated in the Suitability Analysis section of this report (see below), there are no environmental resources located on the site and therefore, there is no adverse effect on the environment due to this rezoning.

Suitability Analysis

The following analysis included in the suitability analysis is provided to address the issue of on-site natural resources and potential impacts caused by the requested zoning change:

Soils:

The following exhibit illustrates the soil types for the subject property and the immediate area:



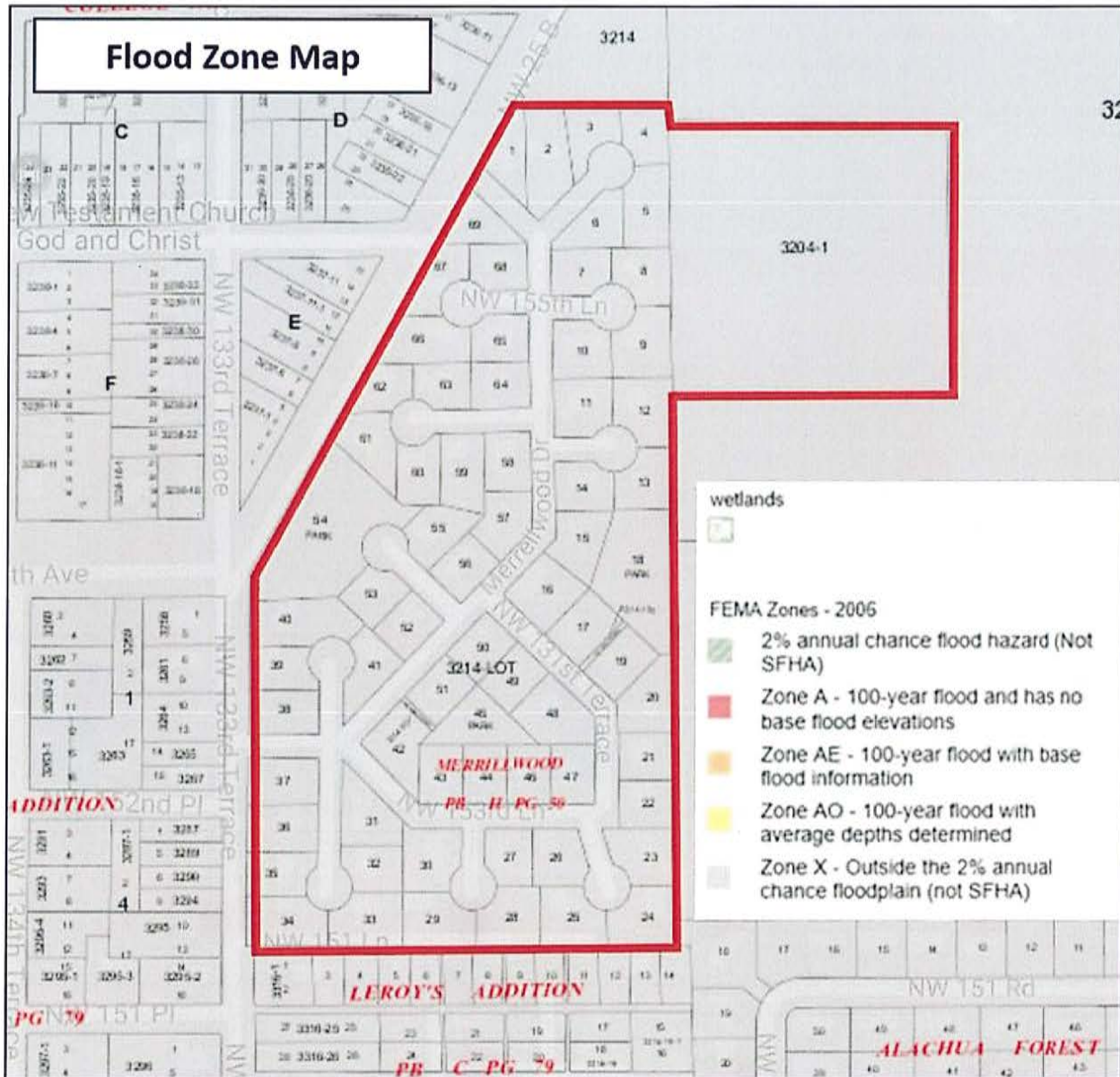
As shown, the parcel has Arredondo-Urban Land Complex, Gainesville Sand and Ft. Meade Fine Sand. According to the *Soil Survey of Alachua County Florida*, both soils range between 0-5 percent slopes and are suitable for development. Therefore, soil conditions do not pose any impediments to development due to existing site conditions.

Wetlands / Surface Waters / Creeks:

There are no wetlands, surface waters or creeks that are located on site.

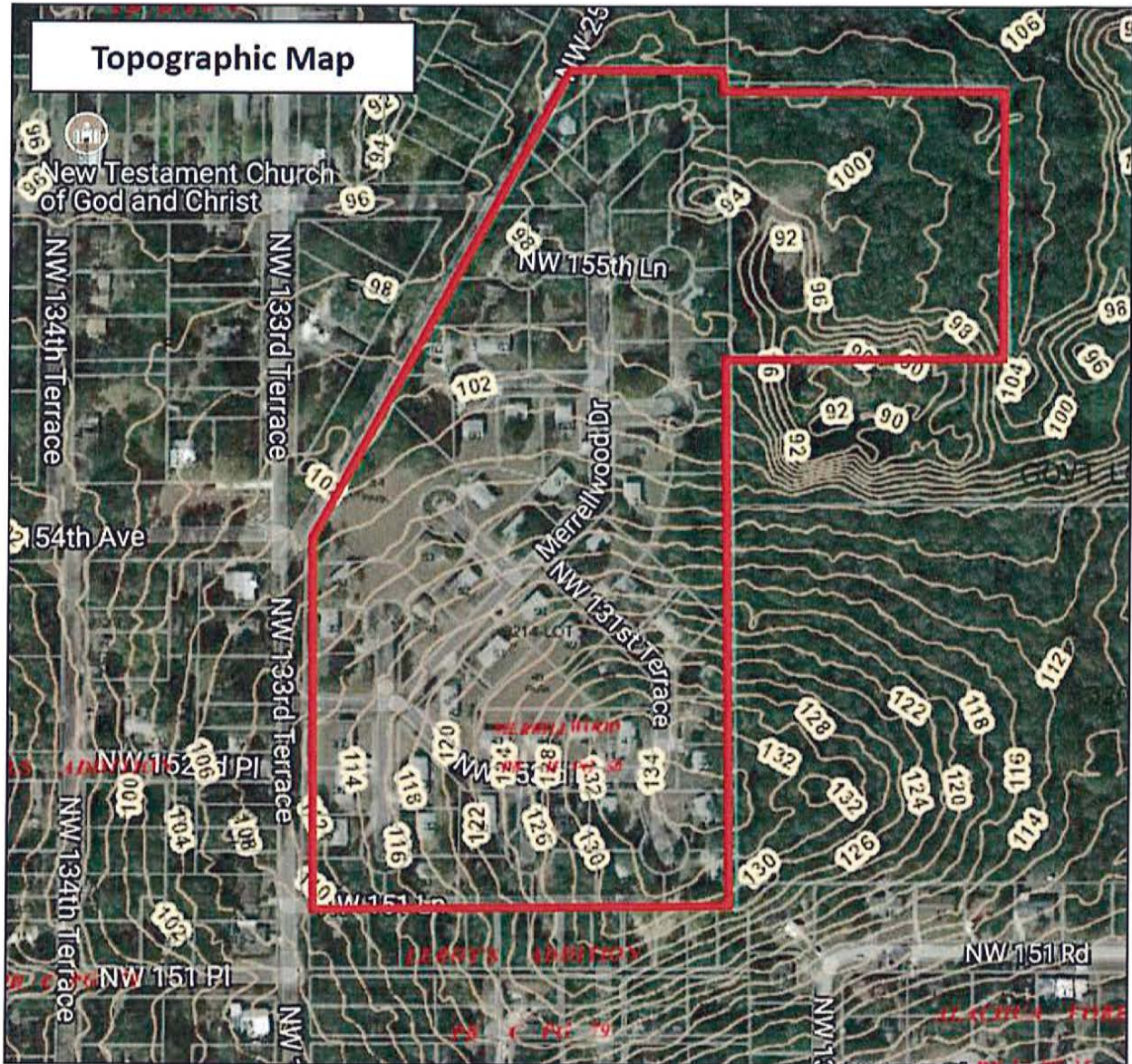
100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in the following exhibit. Therefore, no issues related to flood potential are associated with this property.



Topography:

The following topographic map illustrates that a majority of the site is already developed and the parcel elevation is relatively flat and poses no issue for future site development.



Community Corner

Meetings & Events in the Heartlands

Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar? Email your events to: editor@alachuatoday.com Include basic details such as who, what, where and when. Deadline for submission is Monday at 2 p.m.

Please note: Not all events are handled through our advertising department. Contact: alachuatoday.com

■ **June 1 - 24: High Springs Playhouse presents "Runners"** by Neil Simon, directed by Suzanne Richardson. At a large, tastefully appointed Sweden's Landing townhouse, the Deputy Mayor of New York has just shot himself. Though only a flesh wound, four couples are about to experience a severe attack of FOMO. Gathering for their tenth wedding anniversary, the host has bleeding in the other room and his wife is nowhere in sight. His lawyer, Ken and wife, Cheri must get the "story" straight before the other guests arrive. As the confessions and miscommunications mount, the evening spins off into classic farcical hilarity. Tickets are available at www.highspringsplayhouse.com, 511-516.

■ **June 7: (Rescheduled) Teen Job Fair in Alachua.** This event will be held indoors at Legacy Park, 15400 Peggy Road, Alachua, from 3:30 - 6:30 p.m. A special incentive is being offered to local businesses that are looking for entry level talent now and organizations offering volunteer opportunities. Register with Joe Johnson, joe@alachuatoday.com or Cassandra Sanchez, csanchej@cityofalachua.com. Space will be provided for "on-the-spot" interviews if requested at time of registration. There is no cost for participation and the City of Alachua will provide covered tables, chairs and light refreshments for employers. Electricity can be supplied if requested in advance on a first-come, first-served basis. Further information can be provided by calling 386-462-0145.

■ **June 9 - 10: Free Pet Adoptions at North Florida Pet Adoption Days.** Thousands of pets at six local animal shelters will be sterilized, vaccinated, microchipped and free to adopt. Adopters will take place at four separate Gainesville locations from 9 a.m. - 6 p.m. on June 9 and 10 a.m. - 6 p.m. on June 10. Adoption locations: Alachua County Animal Services, 3400 N.E. 53rd Avenue; Alachua County Humane Society, 4205 N.W. 60th Street; Pet Rescues, 5403 S.W. Archer Road; and PetSmart Butler Plaza, 3736 S.W. Archer Road.

■ **June 11: Joint Meeting with Town of LaCrosse and the Alachua County Board of County Commissioners at 6 p.m.** Topics of discussion are: Landscape Irrigation Efficiency Design Code, Fireman pay increase to current standard of \$9 per hour, and a first response vehicle for District 22 calls. Visitors are welcome.

■ **June 16: La Crosse Community Yard & Bake Sale Fundraiser for the La Crosse Fire Station**, located at 25421 North State Road 121, La Crosse. Vendors as well as families are invited to come out at 10 a.m. to enjoy the Fire Station Open House, a playground for the kids, CPR demonstrations, food and sale items as well as live music. To register or for more information, please contact L.R. LFD22, comerall3364621544.

■ **June 17: Music in the Park** features Father's Day music, sponsored by North Central Florida Blue Society, Visit Gainesville/Alachua County, the City of High Springs and more. Featuring all acoustic, up down and personal performances by: Sheba The Mississippi Queen, and Jim Allen's Finger Lickin' Blues. Her d'oeuvre provided by the Great Outdoor Restaurant, The Diner, then Hardee's world famous chili and more. Reservations are required for this event as seating is limited. A donation of \$10 per person is recommended. Reserve seats now at <https://www.HighSpringsMusicinthePark.com>. This event will begin at 2 p.m. in the Historic High Springs Elementary School and Community Center (home of High Springs Museum), 23760 N.W. 187th Ave.

■ **June 21: Third Thursday on Main Street** Alachua, 5-9 p.m. This is the perfect event to get your "pre-weekend" out. Every third Thursday of each month Alachua's Downtown area comes alive with the sound of music, unique dining, shopping, craft vendors, and so much more! This month's Third Thursday features live music by Karen Meyer Band and acoustic performers. Sponsored by the City of Alachua Community Redevelopment Agency.

■ **July 21 - 27: Forest Grove Baptist Church VBS, 6 p.m. - 8:30 p.m.** Free event for children (4 years old and up), youth and adults. Join in for the fun and excitement! Each day participants will dig deep into God's Word to examine how Jesus cares about us, learn about missions and have games, activities, food and snacks, cool songs and music! Register at forestgrovebaptistchurch.org. For more information, call 386-462-1921.

■ **June 23: The City of Archer and the ACCAB sponsors the 3rd Annual Health Fair in Archer**, at the Archer Community Center 16671 S.W. 117th Avenue, on June 23, 9 a.m. - 2 p.m. The featured vendor will be Lifesouth Community Blood Center with the blood mobile. Penny McGriff, Jr. gave more than 100 pints of blood during his lifetime and he is honored each year by giving our blood to save a life. The public is invited to come and gather health information on mental health, reducing cancer, senior and elder care, WIC program, cardiovascular disease, legal services, clinical trials and UH family health. There will be free screenings for blood pressure and cholesterol/glucose.

■ **July 26: Waldo Area Historical Society Meeting.** This meeting will be held at 6 p.m. at the Waldo Community Center, 13555 N.E. 14th Ave. Light refreshments and coffee will be available, along with stimulating conversation. The meeting is open to anyone interested in the history of Waldo. For more information contact Penny Dodd at 352-458-1910 or email her at historicalwado@gmail.com.

Seating is limited. Doors open at 1:45 p.m. This event is produced by the High Springs Music in the Park and Concert Series. For more information go to <https://highspringsmusicinthe.org>.

■ **June 9-19: North Florida Pet Adoption Days!** Looking to add a furry family member to your home? Adoptable animals will be sterilized, microchipped, vaccinated and free! The following rescue groups will provide free animal adoptions: Alachua County Animal Services, Alachua County Humane Society, Gainesville Pet Rescue, Hail's Angels Pet Rescue, Helping Hands Pet Rescue and Puppy Hill Farm Animal Rescue. Puppies, food and other entertainment will be featured at each location. Adoption locations in Gainesville include: Alachua County Humane Society, 4205 N.W. 60th Street; Gainesville; Alachua County Animal Services, 3400 N.E. 53rd Avenue, Gainesville; Pet Rescue, 5403 S.W. Archer Road and PetSmart Butler Plaza, 3736 S.W. Archer Road.

Seating is limited. Doors open at 1:45 p.m. This event is produced by the High Springs Music in the Park and Concert Series. For more information go to <https://highspringsmusicinthe.org>.

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Morning Worship at 10:00 a.m.
Evening Service 11:35 a.m.
Wednesday Bible Class 6:30 p.m.
Minister: Doug Fisher
(386) 462-3326

CANVAS CHURCH
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15551 NW U.S. Hwy 441 Alachua, FL 32615
www.canvasfl.com for more information.

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Rev. Jory Curtis
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Sunday School 9:45 a.m.
www.alachuafirstumc.org

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Call (386) 462-3355 for more information.

Forest Grove Baptist Church
Equipping families to grow in their relationships to Jesus Christ
22375 52nd Ave
Alachua, FL 32615
386-462-1921
55: 9:00; Worship 10:15 - Am 6:00 P.m.
www.ForestGroveBaptistChurch.org

HIGH SPRINGS CHURCH OF CHRIST
520 NE Santa Fe Boulevard
Bible Classes for All Ages 9:30 a.m.
Worship 10:30 a.m.
Evening Worship 6 p.m.
Wednesday Bible Class 7 p.m.
highspringsc@att.net
Pastor: Tim Spivey • (386) 454-2929

New St. Mary Missionary Baptist Church
11000 NE 13th Avenue, Alachua 32616
Rev. Daniel M. Smith, Pastor
Phone & Fax (386) 462-7129
Internet: www.stmarysbaptist.org
Morning worship 10:00 a.m., 10:30 a.m., 11:00 a.m.
Sunday 11 a.m., 4th Sun. Holyday Eddy
Fellow: Sunday Evening 7 p.m.
Project Minister: A. Hester Brady

St. Luke A.M.E. Church
Rev. Joseph L. Smith, Pastor
4151 Morris Avenue King Blvd Hwy 441
Alachua 32615
386-462-2712; 386-462-4946 (fax)
pastor@stlukeamechurch.org
Morning Worship 10 a.m.
Church School 11:45 a.m.
11:45 a.m. - 12:00 p.m. Bible Study
Phone: 386-462-2712; Fax: 386-462-4946



Neighborhood Meeting - Sign-in Sheet

Project: Proposed Development Plan

Date & Time: June 20, 2018 at 6:00 PM

Location: 14913 NW 140th St
Alachua, FL 32615

[illegible]

03316-019-000
WILLIAMSON, FRED & CAROLYN
1035 AUSTIN RIDGE CT
PINEY FLATS, TN 37686

03316-009-000
HALL, ALONZO
10364 SW 24TH ST
MIRAMAR, FL 33025-3992

03316-008-000
HALL, ALONZO
10364 SW 24TH ST
MIRAMAR, FL 33025-3992

03304-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03259-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03287-001-000
WINDSOR MORTGAGE HOLDINGS
LIMITED LLC
11631 VICTORY BLVD STE 208
NORTH HOLLYWOOD, CA 91606-3572

03209-010-014
SIMPSON, HELEN
12920 NW 151ST RD
ALACHUA, FL 32615

03209-010-040
CLIFTON TERESA L
12922 NW 151ST PL
ALACHUA, FL 32615

03209-010-049
LORANGER MARIE
12923 NW 151ST RD
ALACHUA, FL 32615-5741

03209-010-015
SACASA ENID S
12930 NW 151ST RD
ALACHUA, FL 32615

03209-010-039
WILKINS, JOHN MARK
13004 NW 151ST PL
ALACHUA, FL 32615

03209-010-016
ANDERSON & WARD
13006 NW 151ST RD
ALACHUA, FL 32616

03316-043-000
MERRICKS DAVID & JOESSA W
13102 NW 150TH AVE
ALACHUA, FL 32615-5518

03316-044-000
MERRICKS, DAVID & JOESSA
13102 NW 150TH AVE
ALACHUA, FL 32615

03316-022-000
RILEY, PAULINE
13204 NW 151ST PL
ALACHUA, FL 32615

03316-037-000
SPEED, HENRY JR & THEODOSIA
13206 NW 151ST AVE
ALACHUA, FL 32615

03316-047-000
SPEED, HENRY JR & THEODOSIA
13206 NW 151ST AVE
NEWBERRY, FL 32669

03233-032-000
COLLINS MAMIE L LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615-8243

03233-017-000
FILER, MAMIE L
13208 NW 157TH AVE
ALACHUA, FL 32615

03233-034-000
COLLINS, MAMIE LEE LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32616-0345

03233-036-000
COLLINS, MAMIE F LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615

03237-001-000
WILLIAMS, N & REDOSHIE HEIRS
13301 NW 158TH AVE
ALACHUA, FL 32615

03236-028-000
GARRISON ULYSEES HEIRS
13306 NW 155TH LN
ALACHUA, FL 32615-5885

03296-000-000
HILL LAVERN LIFE ESTATE
13311 NW 151ST PL
ALACHUA, FL 32615-5891

03238-011-000
REEB KIRK P TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601

03264-000-000
NCWT LLC
14260 W NEWBERRY RD #200
Newberry, FL 32669

03291-000-000
NCWT LLC
14260 W NEWBERRY RD #200
NEWBERRY, FL 32669

03209-010-022
BAKER SHIRLEY
15022 NW 130TH DR
ALACHUA, FL 32615

03301-000-000
ROBINSON, BRUCE R & KATHY
15029 NW 134TH TER
ALACHUA, FL 32615

03209-010-020
CHACON & RICO M/C
15114 NW 130TH DR
ALACHUA, FL 32615

03316-026-000 BEVILLE & BEVILLE-LAMBERT & LAMBERT W/H 15500 NW 180TH AVE ALACHUA, FL 32615	03316-011-000 ARMSTRONG, HENRY JAMES JR 15513 BRINTON WAY BRANDYWINE, MD 20613-6205	03236-021-000 DEAN TRUSTEE & TEAGUE, CO-TRUS 15528 HIPPI WAY ALACHUA, FL 32615
03236-022-000 DEAN TRUSTEE & TEAGUE, CO-TRUS 15528 HIPPI WAY ALACHUA, FL 32615	03293-000-000 KWARTENG, KENNETH & MATILDA 1600 PINEHURST VIEW DR GRAYSON, GA 30017	03316-048-000 CRISWELL & GRANT 1705 NE 6TH PL GAINESVILLE, FL 32641-5853
03295-002-000 LAWSON & LEWIS & WILLIAMS 179 SEA AVE GROVETOWN, GA 30813	03236-018-000 RICO, NICHOLAS GOPAL 18230 NW 150TH LANE Alachua, FL 32615	03316-038-000 GRINER, RAMONA H 201 SE 2ND AVE #306 GAINESVILLE, FL 32601
03290-000-000 WARD, ELIZABETH 204 SE 1ST ST GAINESVILLE, FL 32601-6571	03316-029-000 JONES, ROOSEVELT LORENZO 214 LARKTREE LN FUQUAY VARINA, NC 27526	03209-010-018 BRANDOW & ECKERT 2325 DEEP GAP RD FLAT ROCK, NC 28731-5715
03316-010-000 MORNINGSIDE FUNDING LLC 2370 RICE BLVD STE 200 HOUSTON, TX 77005	03316-046-000 CHURCH OF GOD BY FAITH INC 2409 OLD MIDDLEBURG RD N JACKSONVILLE, FL 32210	03316-051-000 CHURCH OF GOD BY FAITH INC 2409 OLD MIDDLEBURG RD N JACKSONVILLE, FL 32210
03209-010-050 GHOSH YASHODA DULAL GOPAL 2441 NW 43RD ST #24A Gainesville, FL 32606	03214-100-000 FAB HOMES OF FLORIDA INC 25 DOLPHIN DR SAINT AUGUSTINE, FL 32080	03209-010-019 SERRANO FRANK D 251 CALDWELL DR MAGGIE VALLEY, NC 28751-8658
03233-014-000 JAMES, LEON JEROME HEIRS 2600 SW 7TH ST FORT LAUDERDALE, FL 33312-2220	03236-002-000 FREENEY, J L & SADIE 2824 NE 12TH ST GAINESVILLE, FL 32609-3131	03316-014-000 CESAR NAHUN BARDALES QUINTEROS 4750 NW 15TH AVE MIAMI, FL 33142
03233-019-000 MCCRAY, JOHN & MARGARITE 49 LAKE SHORE BLVD PORT WENTWORTH, GA 31407	03206-000-000 ACCH LLC 6327 NW 123RD PL GAINESVILLE, FL 32627	03265-000-000 CONNORS, PAMELA B 686 BRITTON ST CHICOPEE, MA 01020
03214-001-000 ALACHUA COUNTY HOUSING, AUTHOR 701 NE 1ST ST GAINESVILLE, FL 32601	03214-002-000 ALACHUA COUNTY HOUSING, AUTHOR 701 NE 1ST ST GAINESVILLE, FL 32601	03214-003-000 ALACHUA COUNTY HOUSING, AUTHOR 701 NE 1ST ST GAINESVILLE, FL 32601
03214-004-000 ALACHUA COUNTY HOUSING, AUTHOR 701 NE 1ST ST GAINESVILLE, FL 32601	03214-005-000 ALACHUA COUNTY HOUSING, AUTHOR 701 NE 1ST ST GAINESVILLE, FL 32601	03214-006-000 ALACHUA COUNTY HOUSING, AUTHOR 701 NE 1ST ST GAINESVILLE, FL 32601

03214-037-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-040-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-043-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

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AUTHOR
701 NE 1ST ST
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03214-067-000
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AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-054-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03287-000-000
SMITH, THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03233-042-000
WHITE, WILMER III
8612 BRIXTON CT
JACKSONVILLE, FL 32244

03235-013-000
BRILL, JUDITH
911 NW 37TH DR
GAINESVILLE, FL 32605

03204-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

03316-012-000
CURTIS, NATHANIEL & RUTHE
PO BOX 1087
ALACHUA, FL 32616-1087

03295-001-000
SMITH FANNIE B
PO BOX 1176
ALACHUA, FL 32616-1176

03261-000-000
JOSEY COMMUNITY HOPE CENTER
PO BOX 1203
ALACHUA, FL 32616

03263-001-000
CERTAIN DOROTHY
PO BOX 1373
ALACHUA, FL 32616-1373

03214-068-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03236-011-000
NEW JERUSALEM CHURCH OF GOD
748 CARTER ST
ORLANDO, FL 32805-3209

03289-000-000
SMITH, THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03294-000-000
CANNON MARVIN
8620 NW 13TH ST LOT 313
GAINESVILLE, FL 32653-7965

03209-010-038
STUBBS, JOHN ARNOLDS
9549 SW OLD WIRE RD
FORT WHITE, FL 32038

03316-003-000
EMZIAH DOROTHY LEE
PO BOX 103
ALACHUA, FL 32616

03297-000-000
FITZ WILMA
PO BOX 1123
ALACHUA, FL 32616

03295-003-000
HILL EDWARD
PO BOX 1176
ALACHUA, FL 32616-1176

03267-000-000
NATTIEL WALTER HEIRS
PO BOX 1265
ALACHUA, FL 32616

03237-011-001
CITY OF ALACHUA
PO BOX 1386
ALACHUA, FL 32616

03214-069-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03316-036-000
LEE, KELVIN
7763 RAILROAD ST
LOVE OAK, FL 32060

03316-025-000
TILLMAN, MARGARET
8265 TIVERTON DR
PORT TOBACCO, MD 20677

03295-004-000
DAY, ANTHONY
8824 SW SUNDOWN CREEK RD
GREENVILLE, FL 32331-3736

03238-030-000
SRESOVICH, LUKE GEORGE & JOANN
PO BOX 100
CEDAR KEY, FL 32625-0100

03316-001-000
MILLER, DOROTHY
PO BOX 103
ALACHUA, FL 32616-0103

03316-021-000
JENKINS ESTHER HEIRS
PO BOX 1138
ALACHUA, FL 32616-1138

03258-000-000
JOSEY BILLIE & LEILA PEARL
PO BOX 1203
ALACHUA, FL 32616-1203

03316-016-001
WELCH WALTER LEE & ANNIE MAE
LEE
PO BOX 1281
ALACHUA, FL 32616-1281

03297-001-000
LILLIE, E L
PO BOX 1434
ALACHUA, FL 32616-1434

03316-045-000
WHITE RALPHFENE
PO BOX 1462
ALACHUA, FL 32616-1462

03316-013-000
PORTER MELANIE
PO BOX 1577
ALACHUA, FL 32616

03316-015-001
WHITE ELLA MAE
PO BOX 1612
ALACHUA, FL 32616-1612

03238-031-000
WARD IRENE
PO BOX 1768
ALACHUA, FL 32616

03238-010-000
BANKS, ROZENA H HEIRS
PO BOX 1774
ALACHUA, FL 32616-1774

03236-008-000
FAIRLEY ENDY HEIRS
PO BOX 1787
ALACHUA, FL 32616

03316-015-000
CHURCH OF GOD BY FAITH
PO BOX 2040
ALACHUA, FL 32616-2040

03214-000-000
SRI JAJANNATH CHAITANYA, SANGH
PO BOX 246
Alachua, FL 32616

03300-000-000
DELL & GODBOLT
PO BOX 272
ALACHUA, FL 32616-0272

03298-001-000
DELL & GODBOLT
PO BOX 272
ALACHUA, FL 32616-0272

03233-024-000
FLAGG BEATRICE M
PO BOX 326
ALACHUA, FL 32616-0326

03233-027-000
FLAGG, HENRY JR & BEATRICE
PO BOX 326
ALACHUA, FL 32616-0326

03238-004-000
MOBLEY MARCIA
PO BOX 413
ALACHUA, FL 32616-0413

03209-010-021
BRADLEY & SCHROEDER
PO BOX 443
ALACHUA, FL 32616

03238-026-000
HOPE DOREATHA
PO BOX 454
ALACHUA, FL 32616

03238-033-000
CARTER & MORRISON
PO BOX 462
ALACHUA, FL 32616

03236-005-000
WILLIAMS DESHAQUANA
PO BOX 573
ALACHUA, FL 32616

03316-016-000
LEE, DOROTHY HEIRS
PO BOX 573
ALACHUA, FL 32616-0573

03238-018-000
MUHAMMAD JALIL RAZZAQ
PO BOX 604
ALACHUA, FL 32616

03238-018-001
BETHEA ISAAC & GLORIA
PO BOX 604
ALACHUA, FL 32616-0604

03238-022-000
FUCE RUTHIE MAE
PO BOX 604
ALACHUA, FL 32616-0604

03238-024-000
FUCE, RUTHA ROBINSON
PO BOX 604
ALACHUA, FL 32616-0604

03316-053-000
BLAKE & WILLIAMS HEIRS
PO BOX 607
Alachua, FL 32616

03299-000-000
CALHOUN & CLAY & EWELL ET AL
PO BOX 6264
FORT LAUDERDALE, FL 33310-6264

03316-033-000
ROBINSON SARIA N
PO BOX 63
Alachua, FL 32616

03316-017-000
AMIRA, STUART
PO BOX 639
ALACHUA, FL 32616-0639

03316-007-000
AMIRA BUILDERS INC
PO BOX 639
ALACHUA, FL 32616-0639

03233-041-000
MCCLAIN NATHANIEL JR
PO BOX 645
ALACHUA, FL 32616

03295-000-000
HAYWOOD HILDA
PO BOX 651
ALACHUA, FL 32616-0651

03238-007-000
MCCRAY, THOMAS JR
PO BOX 653
ALACHUA, FL 32616-0653

03316-023-000
THOMAS, LOUISE
PO BOX 712
ALACHUA, FL 32616-0712

03236-030-000
HOWARD, SHIRLEY A
PO BOX 743
ALACHUA, FL 32616

03233-028-000
BRIGGS & FLAGG & FLAGG III &
PO BOX 746
ALACHUA, FL 32616

03316-020-000
WEST & WESTON
PO BOX 773
ALACHUA, FL 32616-0773

03316-005-000
RED OAK INVESTMENT PROPERTIES
LLC
PO BOX 8099
TAMPA, FL 33674

03316-004-000
RED OAK INVESTMENT PROPERTIES
LLC
PO BOX 8099
TAMPA, FL 33674

03316-006-000
RED OAK INVESTMENT PROPERTIES
LLC
PO BOX 8099
TAMPA, FL 33674

03316-035-000
JENKINS, ESTHER
PO BOX 833
ALACHUA, FL 32616

03316-024-000
JENKINS, VERNON & MARGARET
PO BOX 833
ALACHUA, FL 32616-0833

03260-000-000
THARDINE DIXON JR
PO BOX 834
ALACHUA, FL 32616

03262-000-000
DIXON & DIXON JR
PO BOX 834
ALACHUA, FL 32616

03263-002-000
MORRISON ESSIE R
PO BOX 84
ALACHUA, FL 32616-0848

03236-013-000
RHODES, MAGGIE HEIRS
PO BOX 843
ALACHUA, FL 32616

03316-049-000
HUTCHINSON BEVERLY L
PO BOX 856
Alachua, FL 32616

03233-012-000
ANDERSON WILLIE HEIRS
PO BOX 898
ALACHUA, FL 32616-0898

03236-020-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03237-006-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

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CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03237-011-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03316-042-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03236-001-000
SHAW, MAE E HEIRS
PO BOX 921
ALACHUA, FL 32616-0921

03316-030-000
KOSMAN ROTHSEIDEN &
ROTHSEIDEN
PO BOX 991
ALACHUA, FL 32616

03263-000-000
FORD LEOLA B
PO BOX 992
ALACHUA, FL 32616-0992

NEIGHBORHOOD WORKSHOP NOTICE

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

LINDA DIXON, AICP
ASSISTANT DIRECTOR OF PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

NEIGHBORHOOD WORKSHOP NOTICE

CRAIG PARENTEAU
FL DEPT. ENVIRONMENTAL
PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

NEIGHBORHOOD WORKSHOP NOTICE

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

NEIGHBORHOOD WORKSHOP NOTICE

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

NEIGHBORHOOD WORKSHOP NOTICE

MICHELE L. LIEBERMAN
INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

NEIGHBORHOOD WORKSHOP NOTICE

ADAM BOUKARI
CITY MANAGER, CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616



Neighborhood Meeting Minutes

Project: Proposed ACHA Land Use Change and Rezoning

Meeting Date & Time: June 20, 2018 at 6:00 PM

Location: Alachua Branch Library
14913 NW 140th St, Alachua, Florida 32615

Community Participants: 0

Project Representatives: Clay Sweger, eda
Ron Hall, ACHA

Meeting Minutes:

No community participants, therefore no presentation was given.

Sanders backs Gillum in governor’s race

By Jim Saunders
The News Service of Florida

TALLAHASSEE — Throughout his bid for Florida governor, Tallahassee Mayor Andrew Gillum has tried to appeal to the progressive voters who rallied behind Vermont Sen. Bernie Sanders’ insurgent presidential campaign in 2016.

Sanders apparently liked what he saw.

With the Democratic gubernatorial primary less than four weeks away, Sanders on Wednesday endorsed Gillum, pointing to Gillum’s stances on issues near and dear to left-leaning voters.

“As governor, Andrew Gillum will work to provide health care for all through a Medicare-for-All program, raise the minimum wage to a living wage, invest in sustainable energy, improve education, make sure the wealthiest corporations pay their fair share of taxes, and be welcoming to immigrants,” Sanders said in a statement released by the Gillum campaign. “Andrew has never backed down from a fight, including beating the NRA and standing up against xenophobic politicians. Andrew Gillum will set a new course for Florida — a governor who represents all the people and not just powerful special interests.”

The endorsement could give a late boost to Gillum, who has trailed his primary opponents in fundraising and in recent polls.

A Florida Atlantic

University poll released last week, for example, showed Gillum with support from 7 percent of Democratic voters, while a Mason-Dixon Polling & Strategy poll showed him at 10 percent.

Both polls, however, also showed large numbers of undecided Democratic voters.

The Gillum campaign quickly tried to seize on the Sanders endorsement, which came a day before the Democratic candidates will hold their final televised debate before the Aug. 28 primary.

“It’s an honor to have Senator Bernie Sanders’ endorsement in this campaign,” Gillum said in a statement. “He has been an unapologetic fighter for everyday working people standing up to the special interests. From Medicare-for-All, to a \$15 minimum wage, his ideas and platform have become the Democratic Party’s north star on economic justice for those who need it most.”

While it is too early to gauge the effect of the endorsement, the Republican primary for governor has been remade after President Donald Trump endorsed Northeast Florida Congressman Ron DeSantis. State Agriculture Commissioner Adam Putnam was the front-runner for months in the GOP race, but DeSantis has surged into the lead after the Trump endorsement — which was highlighted during a raucous Trump rally Tuesday night in Tampa.

Trump’s backing puts new twist on Florida governor’s race

By Brendan Farrington
The Associated Press

TALLAHASSEE — President Donald Trump’s Florida rally couldn’t have come at a better time for Republican U.S. Rep. Ron DeSantis, who may have locked up a primary victory as he seeks to become Florida’s next governor.

Thousands of people attended the Tuesday rally in Tampa as thousands of absentee ballots are arriving in mailboxes across Florida. Just the fact that Trump endorsed DeSantis earlier in the campaign helped him surge past Agriculture Commissioner Adam Putnam in Republican primary polls. Now with headlines and photos of DeSantis and Trump together on nearly every major newspaper’s front page and on television news around the state reinforces that support with a Republican base that loves the president.

“It would appear that Republican primary voters are willing to slavishly follow their master’s every dictamen,” said Tallahassee-based lobbyist and Republican political strategist Mac Stipanovich. “It’s really odd, hard to describe and actually frightening.”

Most political observers would have assumed Putnam was going to be the nominee when he entered the race 15 months



President Donald Trump, right, shakes hands with Florida Republican gubernatorial candidate Ron DeSantis during a rally in Tampa on Tuesday. [CHRIS O’MEARA/THE ASSOCIATED PRESS]

ago. He had seemingly been building up to this campaign his entire adult life. He was elected to the state House in 1996 as a 22-year-old and four years later to the U.S. House, where he served five terms and became one of the most powerful House Republicans. He left Washington and was elected agriculture commissioner in 2010. This year, he has widespread establishment support and has spent more than \$26 million between his campaign account and a political committee on the race. He’s made countless stops around the state, running a traditional grassroots

campaign with a focus on Florida issues.

But seemingly overnight DeSantis has erased whatever advantage Putnam had with a campaign largely based on Fox News appearances, Trump’s backing and a focus on national issues. DeSantis, a former Navy officer, cast himself as a Washington outsider when he won his seat in 2012 and his goal was originally to remain in Washington — not run for governor. He ran for U.S. Senate in 2016, but dropped out of the race when Republican Sen. Marco Rubio decided to run for re-election. DeSantis didn’t enter

the governor’s race until January and until recently held few in-state campaign events. Instead, he’s appeared on Fox News more than 100 times, usually defending Trump.

That loyalty helped sway the endorsement. Trump called DeSantis a great friend and a “tough, brilliant cookie.”

“I know him well. He’s a great, great guy. He’s going to be an incredible governor,” said Trump, who is a part-time Palm Beach resident. “I don’t do these endorsements easily. I don’t need to be here, but I happen to love this state ... Though it seems to have an impact.”

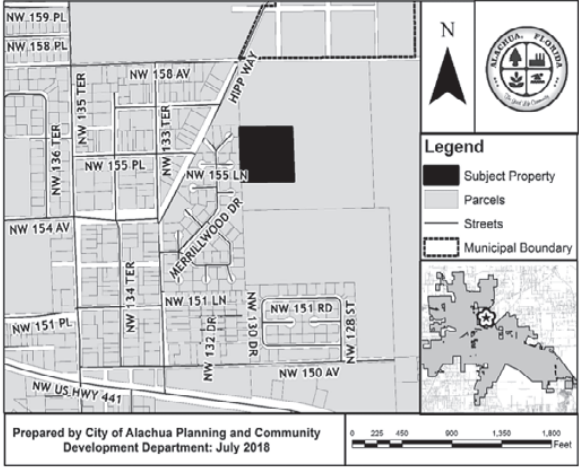
Trump then pointed out the recent Georgia Republican gubernatorial primary, where one-time presumptive front-runner Lt. Gov. Casey Cagle lost by 40 percentage points after Trump-endorsed Secretary of State Brian Kemp.

DeSantis’s Trump strategy also appears to be working in Florida.

Terry Castro, a 71-year-old retiree from Tampa, says she likes Putnam, but is supporting DeSantis.

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on August 14, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by Clay Sweger, AICP, LEED AP, of eda engineers – surveyors – planners, inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM,) to amend the FLUM from Agriculture to Medium Density Residential on a ±5.00 acre subject property, located east of Merrillwood Subdivision and Hipp Way, and north of Alachua Forest subdivision; Tax Parcel Number 03204-001-000; Existing FLUM Designation: Agriculture; Existing Zoning: Agricultural (A), Proposed Zoning: Residential Multiple Family-8 (RMF-8).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

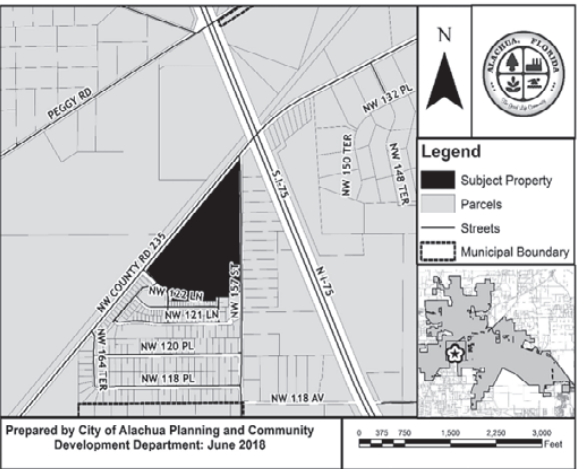
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 13, 2018, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 18-19

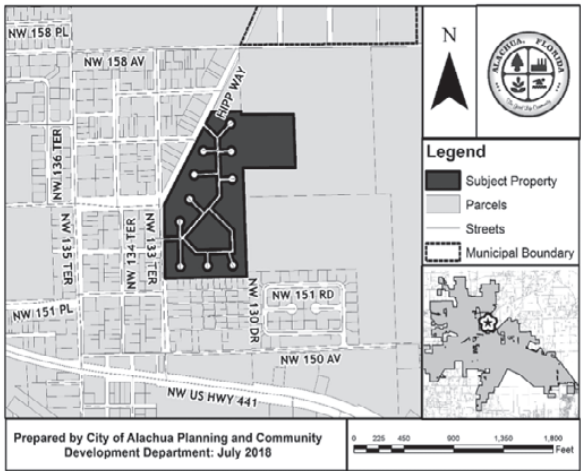
AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (“PUD”) TO PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”) ON APPROXIMATELY 45.14 ACRES; LOCATED NORTH OF SAVANNAH STATION PHASE I, EAST OF COUNTY ROAD 235, AND WEST OF NW 157TH STREET; A PORTION OF TAX PARCEL NUMBER 03905-002-000 AND A PORTION OF TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on August 14, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by Clay Sweger, AICP, LEED AP, of eda engineers – surveyors – planners, inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (“A”) to Residential Multiple Family -8 (“RMF-8”) on an ±5.00 acre portion of the subject property and from Residential Single Family-3 (“RSF-3”) to Residential Multiple Family- 8 (“RMF-8”) on a ±15.47 acre portion of the subject property. The subject property is ±20.47 acres total in size, and is generally located east of Hipp Way and NW 133rd Terrace, and north of NW 151st Lane. Tax Parcel Numbers 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between, and Tax Parcel Number 03204-001-000; Existing FLUM Designation: Medium Density Residential and Agriculture, Proposed FLUM Designation: Medium Density Residential; Zoning: Agricultural (A) and Residential Single Family -3 (RSF-3), Proposed Zoning: Residential Multiple Family -8 (RMF-8).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GRANT:

Continued from page A1

Funds will be used to replace inadequately-sized water lines characterized as two or four inches with 6,600 linear feet of six- and eight-inch lines. At the same time, the project will include shutoff valves to reduce the chance of flooding if a water line is broken. The service area is west central High Springs. All of the water lines being

Walter Howard Park improvements for two to five-year-olds

replaced are interconnected.

Fox said she had been in the neighborhood earlier in the day conducting a survey needed for the grant submission. "Residents are very excited about the new water lines," she said.

Anyone interested in the exact streets that will be included in the project may contact High Springs City Hall or online and look

at the CDBG Application Project Narrative included in the July 26 meeting packet.

A second use for the grant funds is the renovation of the Walter Howard Neighborhood Park. It includes the addition of new play structures for 2 - 5-year-olds, a jungle gym, additional picnic facilities and additional swings in the

park.

The total grant amount to accomplish these improvements is \$700,000.

Three resolutions were unanimously approved authorizing submission of an application for the Small Cities CDBG, authorization for the City to use \$50,000 as leverage for the same grant and a resolution authorizing implementation

of the long-term and short-term objectives of the City's Community Development Plan.

The grant application must be submitted no later than Aug. 13 according to

Email cwalker@alachuatoday.com

ROAD RANGER:

Continued from page A1

in Alachua County, bringing the county total to two vehicles providing that service. These Road Rangers provide service between County Road 234 (Exit 374) and U.S. 441 (Exit 414) in Alachua County. Alachua County Road Ranger service is seven days a week from 7 a.m. to 7 p.m.

Two more routes for Road Ranger service came online last month.

Two Road Ranger trucks

Service is available 7 a.m. - 7 p.m.

began patrol on Interstate 75, between U.S. 441 (Exit 414) in Alachua County and State Road 143 (Exit 467) in Hamilton County, on July 9. These Road Ranger vehicles provide service to motorists traveling on Interstate 75 in Hamilton, Suwannee, and Columbia counties. This service is available from 7 a.m. to 7 p.m. Monday through Friday.

Additionally, Interstate 10 Road Ranger service,

between State Road 53 (Exit 258) in Madison County and U.S. 301 (Exit 343) in Duval County, began last month. This service is available Monday through Friday and from 6:30 a.m. to 6:30 p.m. from State Road 53 (Exit 258) to U.S. 41 (Exit 301) and from 7 a.m. to 7 p.m. from U.S. 41 (Exit 301) to U.S. 301 (Exit 343).

The Road Ranger program provides free highway support services during incidents to reduce delay and improve safety for motorists. Since the program's inception in 2000, the Road Rangers have made more than 4.3 million service assists, with more occurring daily. Road Rangers provide services to motorists by quickly clearing travel lanes of minor incidents and assisting motorists, which include providing a limited amount of fuel, assisting with tire changes, and other types of minor emergency repairs.

Motorists can request Road Ranger service by dialing *347 (*FHP).

In coordination with the Florida Highway Patrol, the RISC Lite vehicle will be able to remove disabled vehicles due to crashes, ranging in sizes from personal vehicles to box trucks, from the travel

lanes. This is done in an effort to reduce secondary crashes on the interstate as well as provide quicker scene clearance and a faster return to typical travel flow.

RISC Lite will complement the traditional RISC program, which is designed to remove larger vehicles, such as semi-trucks, from travel lanes.

#

Email editor@alachuatoday.com

NOTICE OF PUBLIC HEARING BY CITY COMMISSION ARCHER, FLORIDA

Notice is hereby given that the proposed ordinance whose title hereafter appears, will have a second reading on the 13th day of August, 2018, at the Regular City Commission meeting starting at 6:00 p.m. or as soon after as may be heard, in the City Commission Chambers at City Hall 16870 SW 134th Avenue Archer, Florida. A copy of said ordinance may be inspected by any member of the public at the Office of the City Manager, at the above Address. All interested parties may appear and be heard with respect to the proposed ordinance.

ORDINANCE NO. 04-2018

AN ORDINANCE OF THE CITY OF ARCHER, FLORIDA, CALLING FOR A CITY-WIDE REFERENDUM ELECTION OF THE ELECTORS OF THE CITY OF ARCHER FOR THE PURPOSE OF DETERMINING WHETHER THE CITY CHARTER ARTICLE III, SECTION THIRTEEN SHALL BE AMENDED TO ALLOW ORDINANCES TO BE READ BY TITLE ONLY AND ELIMINATE THE REQUIREMENT THE COMMISSION READ ORDINANCES IN THEIR ENTIRETY FOR ADOPTION; PROVIDING THE TEXT OF THE PROPOSED CHARTER AMENDMENT; ESTABLISHING THE DATE OF THE REFERENDUM ELECTION; AND PROVIDING AN EFFECTIVE DATE FOR THE CHARTER AMENDMENT, IF APPROVED

All interested persons are invited to attend and be heard. Written comments may be filed with the City Managers Office for consideration.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(References Section 286.015, Florida Statutes)

(Published: Alachua County Today - August 02, 2018)

LAW, P.A. BOUKARI

www.BoukariLaw.com

H. BRYAN BOUKARI
ATTORNEY

LINDA RICE CHAPMAN
ATTORNEY, OF COUNSEL

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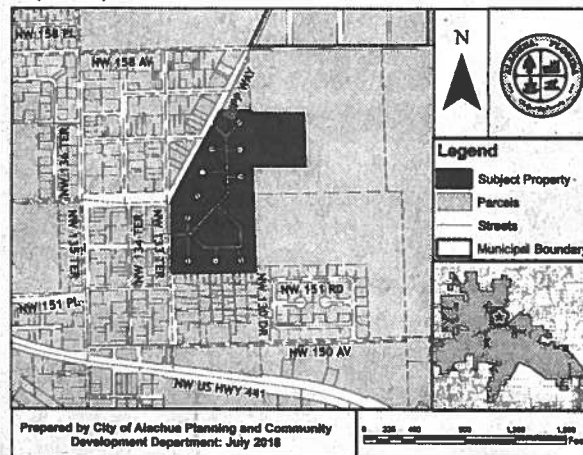
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City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on August 14, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by Clay Sweger, AICP, LEED AP, of eda engineers - surveyors - planners, inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural ("A") to Residential Multiple Family-8 ("RMF-8") on an ±5.00 acre portion of the subject property and from Residential Single Family-3 ("RSF-3") to Residential Multiple Family-8 ("RMF-8") on a ±15.47 acre portion of the subject property. The subject property is ±20.47 acres total in size, and is generally located east of Hipp Way and NW 133rd Terrace, and north of NW 151st Lane. Tax Parcel Numbers 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between, and Tax Parcel Number 03204-001-000; Existing FLUM Designation: Medium Density Residential and Agriculture, Proposed FLUM Designation: Medium Density Residential; Zoning: Agricultural (A) and Residential Single Family-3 (RSF-3), Proposed Zoning: Residential Multiple Family-8 (RMF-8).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 2, 2018)

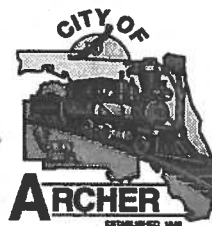
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The City of Archer plans to apply to the Florida Department of Economic Opportunity (DEO) for an FFY 2017 Small Cities Community Development Block Grant (CDBG) of \$650,000 in the Neighborhood Revitalization Category. The activities, dollar amounts and estimated percentage benefit to low- and moderate-income persons are as follows:

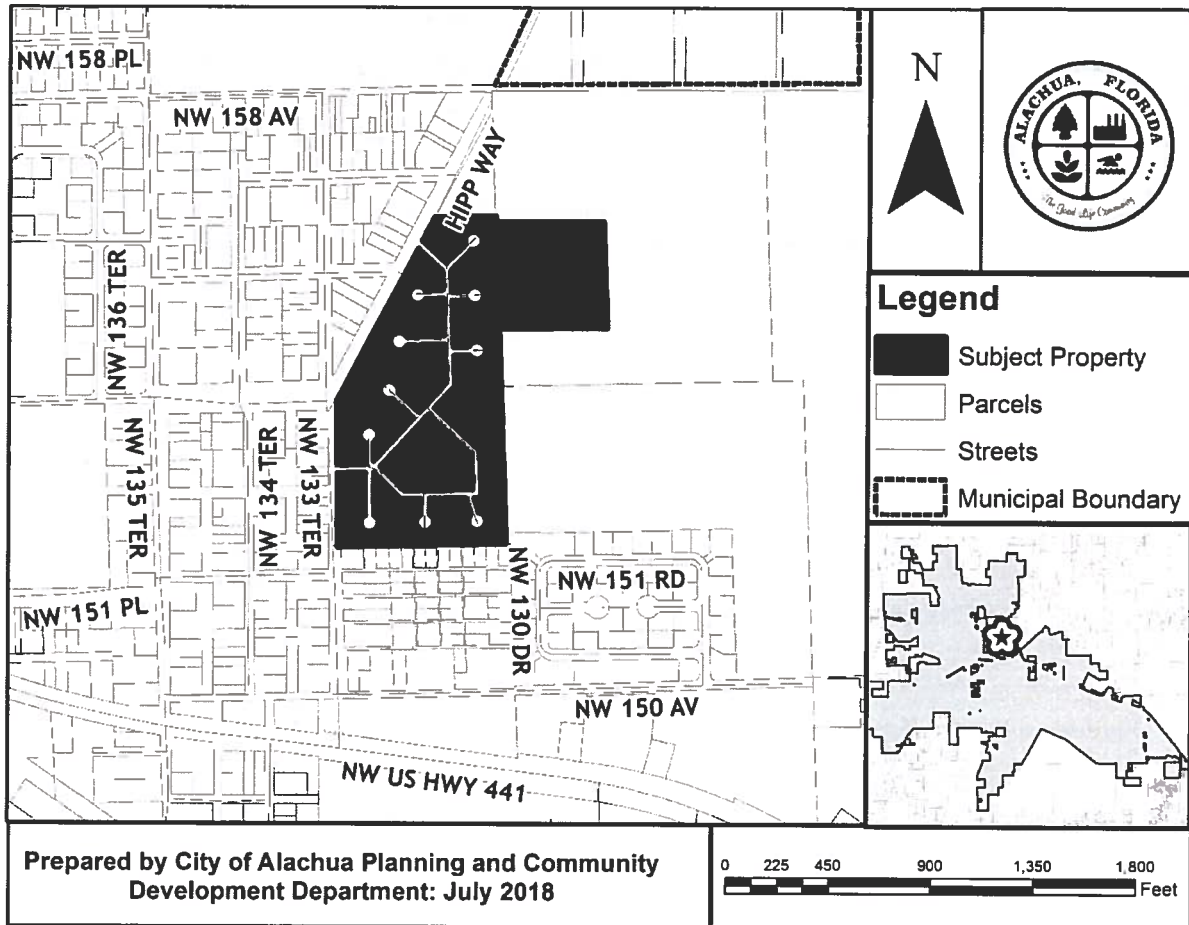
Activity Name	CDBG Funding	LMI Benefit
Administration	\$52,000	N/A
New Sewer Line and Components	\$498,000	85%
Sewer Hook Ups	\$100,000	100%
Total	\$650,000	



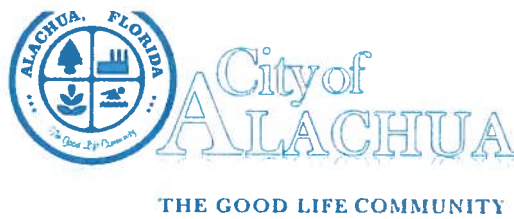
City of
ALACHUA

THE GOOD LIFE COMMUNITY

mailed 7/30/2018
(KC)



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NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on August 14, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by Clay Sweger, AICP, LEED AP, of eda engineers – surveyors – planners, inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (“A”) to Residential Multiple Family -8 (“RMF-8”) on an ±5.00 acre portion of the subject property and from Residential Single Family-3 (“RSF-3”) to Residential Multiple Family- 8 (“RMF-8”) on a ±15.47 acre portion of the subject property. The subject property is ±20.47 acres total in size, and is generally located east of Hipp Way and NW 133rd Terrace, and north of NW 151st Lane. Tax Parcel Numbers 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between, and Tax Parcel Number 03204-001-000; Existing FLUM Designation: Medium Density Residential and Agriculture, Proposed FLUM Designation: Medium Density Residential; Zoning: Agricultural (A) and Residential Single Family -3 (RSF-3), Proposed Zoning: Residential Multiple Family -8 (RMF-8).

(notice continues on next page)



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RICO, NICHOLAS GOPAL
18230 NW 150TH LANE
Alachua, FL 32615

03214-100-000
FAB HOMES OF FLORIDA INC
25 DOLPHIN DR
SAINT AUGUSTINE, FL 32080

03206-000-000
ACCH LLC
6327 NW 123RD PL
GAINESVILLE, FL 32627

03214-001-000
ALACHUA COUNTY HOUSING, AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-002-000
ALACHUA COUNTY HOUSING, AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-003-000
ALACHUA COUNTY HOUSING, AUTHOR
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03214-069-000
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PO BOX 1000
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Alachua, FL 32616

03233-024-000
FLAGG BEATRICE M
PO BOX 326
ALACHUA, FL 32616-0326

03233-027-000
FLAGG, HENRY JR & BEATRICE
PO BOX 326
ALACHUA, FL 32616-0326

03233-028-000
BRIGGS & FLAGG & FLAGG III &
PO BOX 746
ALACHUA, FL 32616



NEIGHBORHOOD WORKSHOP NOTICE

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

CRAIG PARENTEAU
FL DEPT. ENVIRONMENTAL PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

NEIGHBORHOOD WORKSHOP NOTICE

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

ADAM BOUKARI
CITY MANAGER, CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

ORDINANCE 18-21

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO RESIDENTIAL MULTIPLE-FAMILY 8 (RMF-8) ON APPROXIMATELY 5.00 ACRES AND FROM RESIDENTIAL SINGLE FAMILY-3 (RSF-3) TO RESIDENTIAL MULTIPLE FAMILY-8 (RMF-8) ON APPROXIMATELY 15.47 ACRES; LOCATED EAST OF HIPPI WAY AND NW 133RD TERRACE, NORTH OF NW 151ST LANE, INCLUDING TAX PARCEL NUMBERS 03214-001-000 CONSECUTIVELY NUMBERED THROUGH AND INCLUDING TAX PARCEL NUMBER 03214-069-000 FOR A TOTAL OF 69 PARCELS WHICH ARE LOTS 1 THROUGH 69 LOCATED IN THE MERRILLWOOD SUBDIVISION THE PLAT OF WHICH IS RECORDED IN PLAT BOOK H PAGE 50 OF ALACHUA COUNTY, FLORIDA, AND ALSO INCLUDING PARCEL NO. 03204-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), on August 2, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on August 14, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation for approval to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on August 16, 2018, and on _____, 2018; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on August 27, 2018, and _____, 2018, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and are incorporated into this ordinance by reference. The proposed Amendment is in compliance with the Land Development Regulations. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) to Residential Multiple Family - 8 (RMF-8) for ±5.0 acres (Tax Parcel Number 03204-001-000) and from Residential Single Family -3 (RSF-3) for ±15.47 acres (Tax Parcel Numbers 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between) in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the 27^h day of August, 2018.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of ____, 2018.

ATTEST:

Adam Boukari, City Manager/Clerk

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT “A”

PROPERTY: Parcel No. 03204-001-000 (from A to RMF-8)

LEGAL DESCRIPTION:

That certain tract of land as described in Official Records Book 1004, page 650 of the Public Records of Alachua County, Florida; being described as follows:

A tract of land situated in the NW 1/4 of the NE 1/4 of Section 14, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at the Northwest corner of the NE 1/4 of Section 14, Township 8 South, Range 18 East, and run S 03°23'20" E, along the West line of the NE 1/4 of said Section 14, 572.31 feet to the Point of Beginning; said Point of Beginning being the Northeast corner of Merrillwood, a subdivision as recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida; thence continue S 03°23'20" E, along the East line of said Merrillwood, 460.00 feet; thence run N 86°36'40" E, 473.48 feet; thence run N 03°23'20" W, 460.00 feet; thence run S 86°36'40" W, 473.48 feet to the Point of Beginning, said tract of land containing 5.00 acres, more or less.

PROPERTY: Parcel Nos. 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between (from RSF-3 to RMF-8)

LEGAL DESCRIPTION:

That part of the Northwest 1/4 of Section 14, Township 8 South, Range 18 East, Alachua, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 14, for a point of reference; from the point of reference run South 03 deg. 23 min. 20 sec. East, along the East line of the Northwest 1/4 of the said Section 14, said line being the East City Limits Line of Alachua, a distance of 572.31 feet To the point of beginning; from the point of beginning continue South 03 deg. 23 min. 20 sec. East along the said East line of the Northwest 1/4, a distance of 1426.00 feet; thence run South 87 deg. 46 min. 45 sec. West, a distance of 739.24 feet to an intersection with the Easterly Right of Way line of N.E. 7th Street; thence run North 01 deg. 45 min. 00 sec. West along said Right of Way line, a distance of 640.07 feet, to an intersection with the Southeasterly Right of Way line of College Avenue; thence run North 27 deg. 15 min. 45 sec. East along the said Southeasterly Right of Way line of College Avenue, a distance of 902.54 feet; thence run North 87 deg. 46 min. 45 sec. East, a distance of 260.71 feet to an intersection with the said East Line of the Northwest 1/4 and the said point of beginning.

Less:

The Public dedicated Street Right of Ways located within the boundaries of the Parcel described above. (Located within the boundaries of "Merrillwood", a subdivision as per plat thereof, recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida)

Containing 15.465 Acres (673,644 Square Feet), more or less.

EXHIBIT “B”

